



Bluebay Boscombe Overcliff Drive, Bournemouth BH5 2EL

welcome to

Bluebay Boscombe Overcliff Drive, Bournemouth

Discover modern coastal living in this immaculate three-bedroom apartment in the gated Bluebay community in Southbourne. Enjoy panoramic cliff top and partial sea views from the spacious lounge and master bedroom balcony. With a seamless kitchen-living space, underfloor heating, secure parking.





Entrance Hall

Lounge

23' 1" max x 14' 9" (7.04m max x 4.50m)

Kitchen

17' 3" x 11' 6" (5.26m x 3.51m)

Utility Room

Bedroom One

18' 7" x 8' 3" (5.66m x 2.51m)

Ensuite

Bedroom Two

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom Three

11' 5" x 10' 2" (3.48m x 3.10m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bluebay Boscombe Overcliff Drive, Bournemouth

- Impeccable three-bedroom apartment with panoramic cliff top and partial sea views.
- Close to vibrant Southbourne High Street.
- Built in 2008 with meticulous attention to detail.
- Spacious lounge diner with access to main balcony.
- Positioned on ground floor with lift access.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

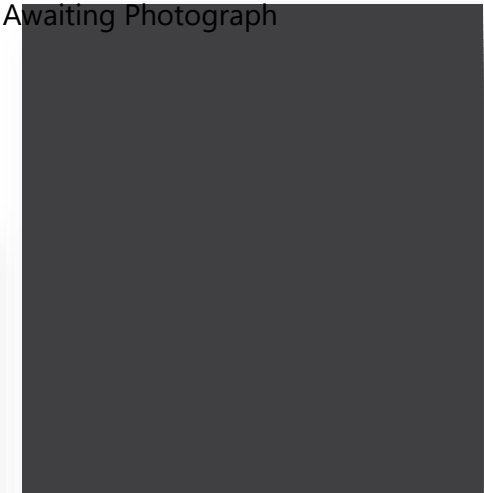
£850,000



directions to this property:

Situated in Southbourne, east of Bournemouth, this property is close to bustling high street shops and award-winning beaches with vibrant promenades. The area boasts excellent schools and convenient access to Bournemouth's mainline train station, offering direct links to Southampton, Southampton Airport, and London Waterloo, as well as Bournemouth International Airport.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109722



Property Ref:
WTN109722 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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