



St. Anthonys, Bournemouth, Dorset

3 1 1

Asking Price £350,000



Corbin & Co are delighted to offer for sale this well presented, purpose built, three double bedroom, ground floor apartment offering light and airy accommodation throughout. With the benefit of private balcony, allocated secure underground parking, beautiful landscaped gardens, and two WC's.

St. Antony's is a desirable development located on West Cliff Road, known for its prime positioning near the vibrant Westbourne Village, which boasts a variety of restaurants, a Marks & Spencer, and proximity to the scenic Middle and Durley Chine beaches. The area offers excellent public transport links and easy access to Bournemouth Town Centre. The nearby Bournemouth Wessex Way provides direct connectivity to the M27 motorway, and there are fast mainline train routes to London Waterloo.

Property Details

Exterior and Entrance: Visitor Parking: A one-way system leads to the rear of the block, providing several visitor parking spaces and access to underground parking. Communal Entrance: The front of the block features stairs leading to the communal entrance, secured with intercom phone entry.

Interior:

Entrance Hall: Upon entry, a wide entrance hall provides access to the principal rooms. **Living/Dining Room:** This double-aspect room has a door leading to a sunny balcony, ideal for outdoor seating and enjoying views of the landscaped gardens. **Kitchen:** Equipped with a range of eye and low-level cupboards, the kitchen includes integrated appliances such as a dishwasher, washer/dryer, oven, grill, and combination microwave. There is also space for a tall fridge/freezer.

Bedrooms:

Main Bedroom: Overlooks the rear of the building and has full height fitted wardrobes. **Bedroom two & three:** Overlook the front aspect.

Bathrooms:

Family Bathroom: Features fully tiled walls, a three-piece suite with a panelled bath and overhead shower, wash hand basin, and low flush WC. **Separate WC:** Located next to the family bathroom.

Features:

- Generous living accommodation
- Kitchen with integrated appliances
- Three light and airy bedrooms
- Family bathroom and a separate WC
- Enclosed balcony overlooking communal gardens
- Walking distance to Westbourne Village and beaches
- Underground allocated parking space and visitor parking

Location

Beaches: Enjoy close proximity to glorious sandy beaches and extensive promenade walks. 14 minutes walk to the beach and 20 minutes walk to Bournemouth Pier Bournemouth Town Centre: Convenient access to Bournemouth's vibrant town centre, offering a comprehensive range of shopping and leisure activities.

Westbourne Village: The nearby village of Westbourne offers a relaxed ambiance with an eclectic mix of café bars, restaurants, and boutique shops 18 minutes walk away

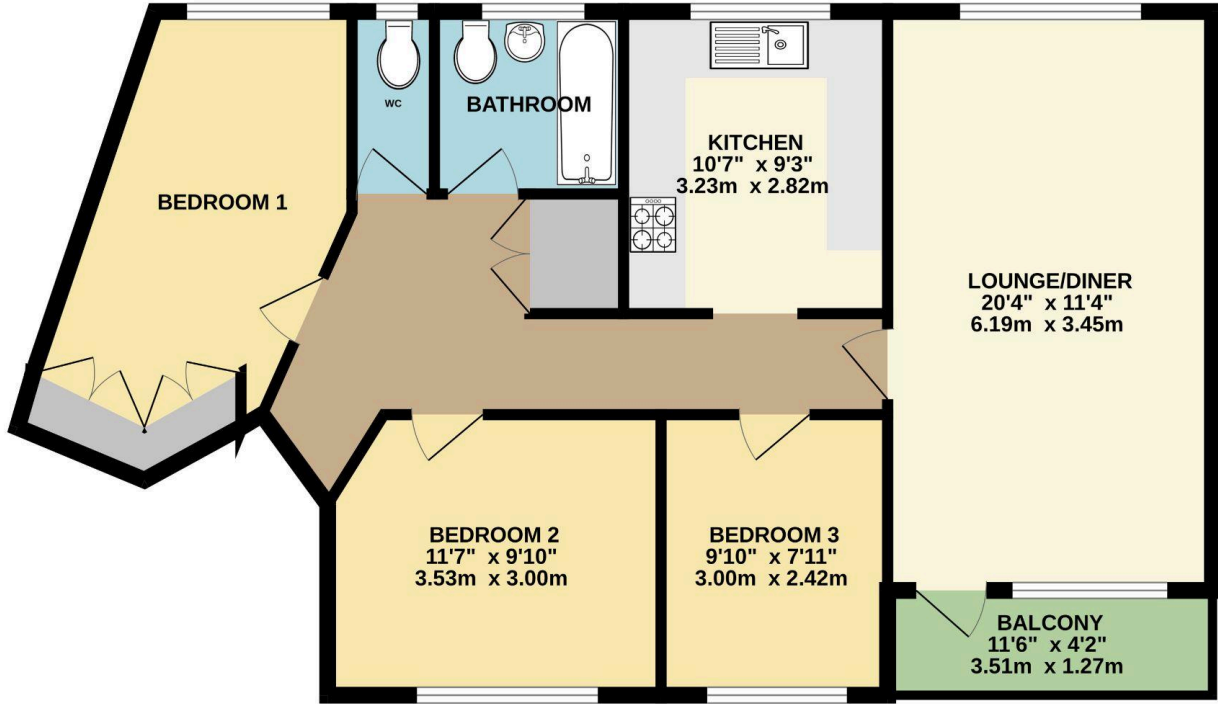
Public Transport: Accessible bus services connect to surrounding areas, and Bournemouth rail station, with direct links to London Waterloo, is nearby.

St. Antony's offers comfortable and spacious living in a prime location, making it an excellent choice for those seeking convenience and a high quality of life. To book an appointment to view please call us on 01202 519761.





GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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