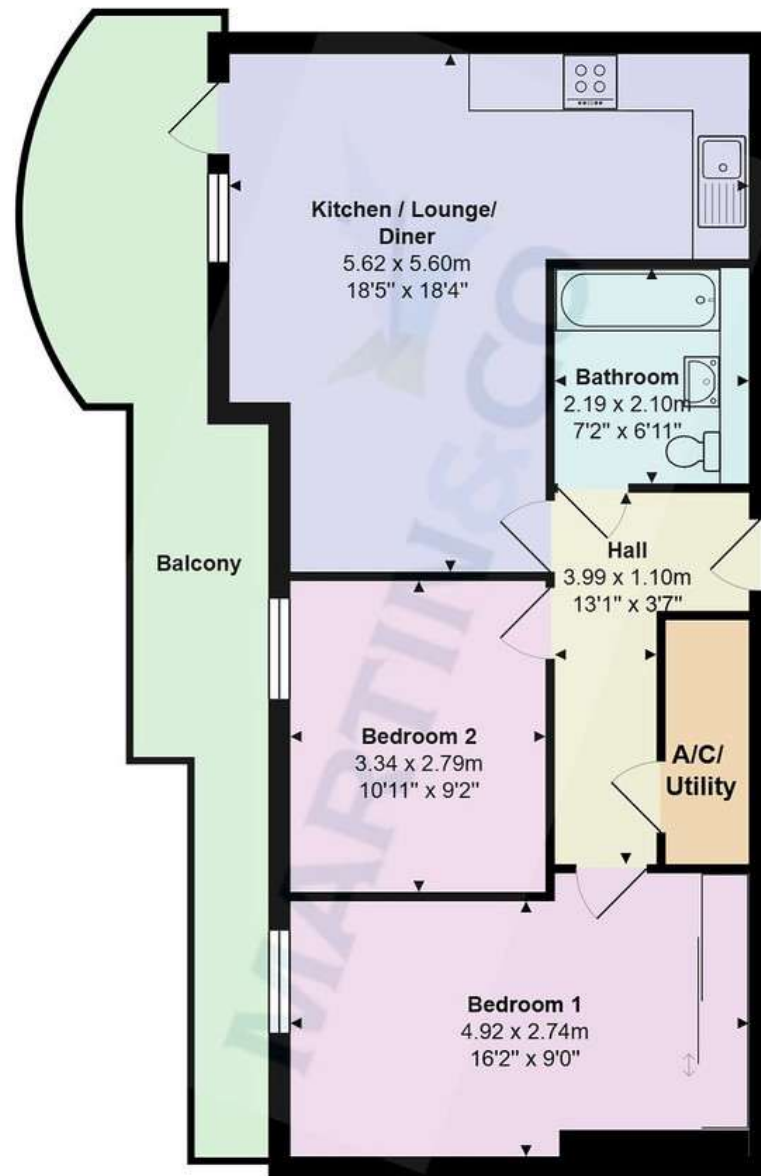


Property Location



Total Area: 61.2 m² ... 659 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Westcliff Mansions, Bournemouth

Asking Price Of £350,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Purpose Built Modern
Apartment

Two Double Bedrooms

Private balcony

Allocated Parking

Long Lease

Gas Central Heating

Double Glazed

Lounge/Diner



Why you'll like it

A stunning two-bedroom, one-bathroom apartment situated within one of Bournemouth's most desirable coastal developments. Completed in 2022, West Cliff Mansions blends timeless architectural style with modern luxury, offering residents a peaceful retreat just moments from the town's famous sandy beaches and vibrant centre.

This beautifully presented apartment is positioned on an upper floor and has been thoughtfully designed to maximise space, light, and functionality. The heart of the home is a generous open-plan living and dining area, featuring large floor-to-ceiling windows that flood the space with natural light and lead out to a private balcony – perfect for enjoying morning coffee or evening sunsets. The sleek contemporary kitchen is fully fitted with integrated appliances, worktops, and soft-close cabinetry, making it as practical as it is stylish. Both bedrooms are spacious doubles, with a nice three-piece bathroom, High-quality flooring, premium fixtures, and a neutral colour palette create a calm, elegant atmosphere throughout.

Further enhancing the appeal of this home is allocated off-street parking and Secure Bike Room Storage. The apartment also benefits from secure entry, lift access, and well-maintained communal areas, reflecting the development's commitment to quality and comfort. The property also benefits from under floor heating and indoor ventilation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Set in the highly regarded West Cliff area, this location offers easy access to award-winning beaches, green open spaces, boutique shops, restaurants, and excellent transport links. Whether you're looking for a stylish main residence, a coastal retreat, or a high-quality buy-to-let investment, this property presents a rare opportunity to enjoy contemporary seaside living.

Agent's Notes:

Tenure: Leasehold

Lease: 145 Years Remaining

Ground Rent: Nil

Service Charge: £1,600 Per Annum

Council Tax: Band: C

Holiday Lets – Not Permitted

Pets – Via Council Permit

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

