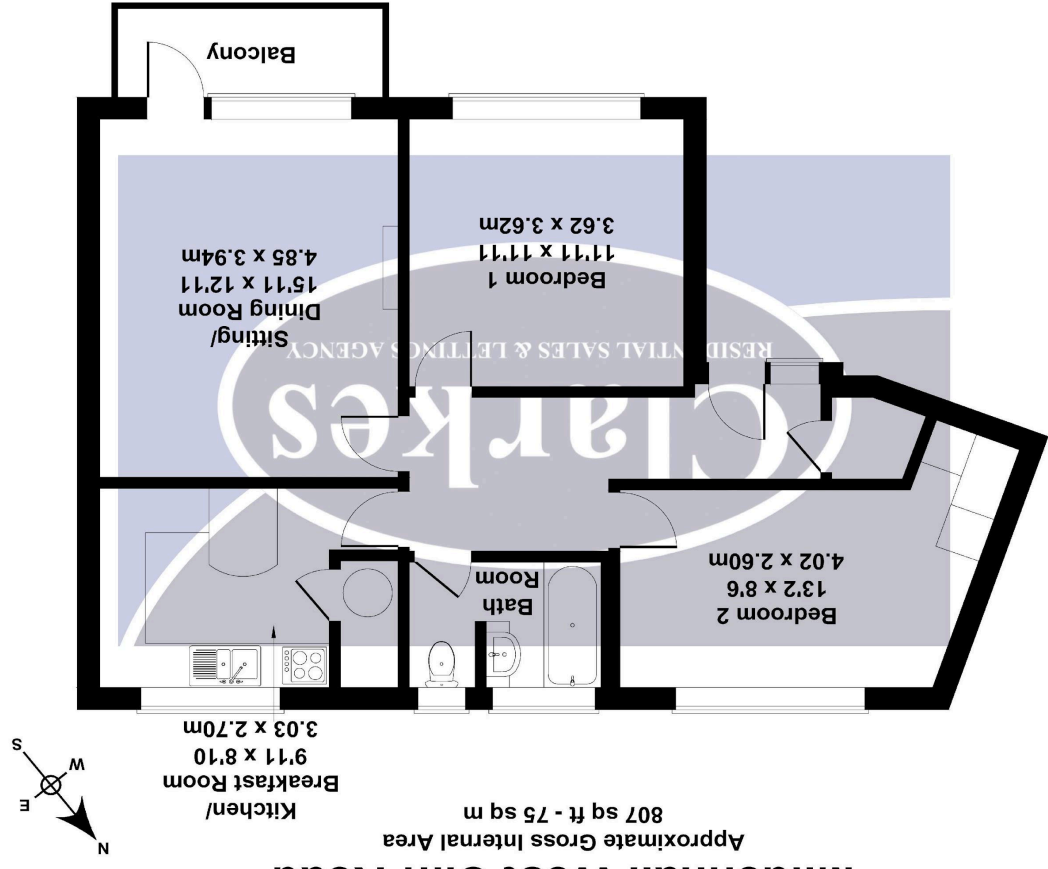


Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
77	35	A (92-100)	(1-20)
		B (81-91)	(21-38)
		C (69-80)	(39-54)
		D (55-68)	(55-68)
		E (39-54)	(69-80)
		F (21-38)	(81-91)
		G (1-20)	(92-100)



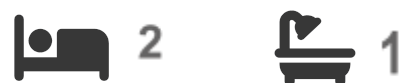
Mildenhall West Cliff Road  
Approximate Gross Internal Area  
807 sq ft - 75 sq m



Mildenhall, 25-27 West Cliff Road, , Bournemouth, Dorset



# Mildenhall, 25-27 West Cliff Road, , Bournemouth, Dorset



This stunning 6th-floor flat in West Cliff, Bournemouth boasts breathtaking sea views over Sandbanks across to Studland and Old Harry. Beautiful tree-top views from the kitchen adding to the charm.

The large living room features a south-facing balcony, providing an ideal spot to soak in the incredible sea vistas.

Offering two spacious double bedrooms and built-in storage, this property provides ample room for comfortable living. The generously proportioned kitchen includes a breakfast bar for casual dining.

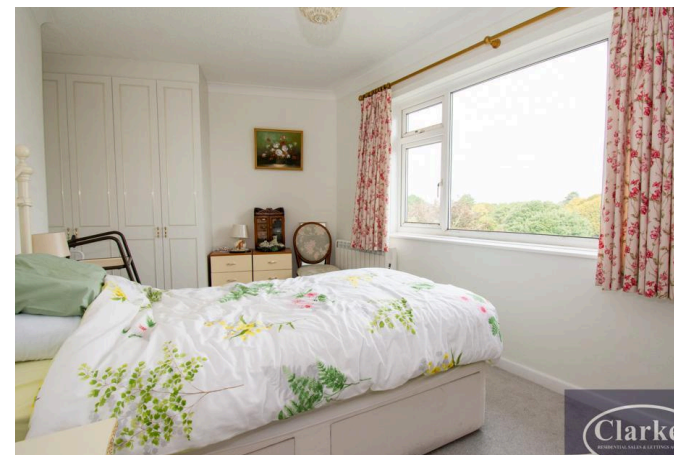
Convenience is key with allocated underground double parking, lift access, and well-maintained communal grounds.

Situated in the desirable West Cliff area, this property is within easy reach of Bournemouth Town Centre, Westbourne Village, and the award-winning sandy beaches. With 807 sq ft of space, this flat is perfect for those seeking a relaxing coastal lifestyle. Don't miss the chance to view this gem in person!

#### Agent Notes:

Leasehold: Approx 982 Years Remaining

Service Charge: Last payment of 2,403.46 to cover 24/06/2024 - 24/12/2024 period.



**INCREDIBLE SEA VIEWS**

**2 DOUBLE BEDROOMS**

**FITTED STORAGE**

**CHAIN FREE**

**SUPERB LOCATION**

**0.4 MILES TO THE BEACH**

**0.7 MILES TO WESTBOURNE HIGH STREET**

**Council Tax Band C**



**Asking Price £300,000**

**Clarkes Properties - 696 Wimborne Road, BH9 2EG**

Tel: 01202 533377 Email: [enquiries@clarkesproperties.co.uk](mailto:enquiries@clarkesproperties.co.uk)  
[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.