



West Cliff Road
Bournemouth, BH2 5EZ

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**£370,000 Leasehold -
Share of Freehold**



West Cliff Road

Bournemouth, BH2 5EZ

- Spacious Two/Three Bedroom Apartment
- Close to Local Amenities
- Gated Underground Car Parking Space
- Panoramic Sea Views
- Open Plan Lounge/Diner
- Modern and Practical Kitchen
- Coastal Living
- Superbly Presented
- Lift Access
- No Forward Chain





Positioned on the eighth floor of a well-regarded development, this exceptional two/three bedroom apartment offers a rare opportunity to acquire a beautifully presented coastal residence with far-reaching panoramic views.

The property enjoys an outstanding dual aspect, capturing sweeping vistas from the Isle of Wight across to Old Harry Rocks and Corfe Castle to the south, alongside elevated views over Bournemouth to the north. The unique outlook from every principal room creates a remarkable sense of space, light, and connection to the surrounding coastline.

Internally, the apartment is thoughtfully arranged, offering generous and

well-balanced accommodation. This includes a welcoming entrance hall with useful storage, a contemporary fitted kitchen with integrated appliances, two spacious double bedrooms with fitted wardrobes, a modern shower room, and an additional separate WC. The impressive triple-aspect living room forms the focal point of the home, opening onto an enclosed balcony and benefiting from expansive glazing designed to maximise the exceptional views. The Dining Area is a well proportioned and could be partitioned to create a third bedroom without impacting an already generously sized accommodation.

Bedroom One is an impressive sized room with ample amounts of fitted units and space for a large double bed. The room also boasts the most amazing panoramic view overlooking the sea, all the way to Old Harrys Rock. Bedroom Two is another great sized room, which also offers a huge amount of storage space thanks to the built in fitted units, this room also has stunning views overlooking Bournemouth.

Further enhancing the appeal, the property benefits from secure underground parking with CCTV, a private storage area, and access to immaculately maintained communal gardens. Residents also enjoy private access to the clifftop, with a pathway leading directly down to the sandy beach below offering a highly desirable coastal lifestyle.

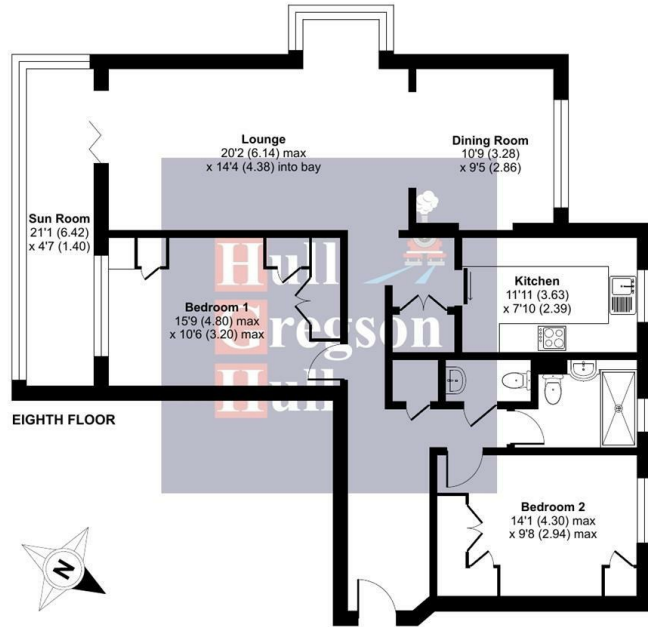
The apartment is offered with a share of freehold and no forward chain, presenting a seamless opportunity for both primary residence or second home acquisition.



West Cliff Road, Bournemouth, BH2

Approximate Area = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1433261

Lounge
20'1" x 14'4" (6.14 x 4.38)

Dining Room
10'9" x 9'4" (3.28 x 2.86)

Sun Room
21'0" x 4'7" (6.42 x 1.40)

Kitchen
11'10" x 7'10" (3.63 x 2.39)

Bedroom 1
15'8" x 10'5" (4.80 x 3.20)

Bedroom 2
14'1" x 9'7" (4.30 x 2.94)

Separate W.C.

Family Bathroom with W.C.

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Flat

Tenure: Leasehold with Share of freehold - 999 year Lease commencing from the year 1992. Long term lets are permitted. No holiday lets or pets. We understand the service charge to be approximately £4000 per annum with no ground rent to pay due to having a share of the freehold.

Council Tax: Band E

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	56

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		