



Connells

Heather Court West Cliff Road
Bournemouth



Property Description

This beautifully presented two-bedroom ground floor flat offers the perfect combination of modern living and coastal convenience, located just a five-minute walk from Bournemouth's award-winning beach.

The property features a spacious open-plan kitchen and living room, designed for both relaxation and entertaining. Large windows allow natural light to flow throughout, creating a bright and welcoming atmosphere.

Both bedrooms are generously sized, with the primary bedroom offering ample storage. A modern bathroom completes the interior.

Outside, the flat benefits from its own private courtyard garden - an ideal space for alfresco dining or simply enjoying the fresh sea air.

Further advantages include allocated underground parking, secure entry, and well-maintained communal areas.

Perfectly positioned within easy reach of Bournemouth's vibrant town centre, transport links, and the seafront, this home is ideal for those seeking a coastal lifestyle, a holiday retreat, or a smart investment opportunity.

Entrance Hall

4' 7" x 6' 10" (1.40m x 2.08m)

Access to utility cupboard

Kitchen/Living

15' 8" x 19' 4" (4.78m x 5.89m)

Built in dishwasher, oven, induction hob, extractor fan, fridge freezer, white wall & base units with vinyl flooring. French doors onto patio/terrace.

Utility Room

Huge utility cupboard with immersion water heater, underfloor heating throughout plus air filtration system

Landing

3' 10" x 10' 3" (1.17m x 3.12m)

Bedroom 1

10' 6" x 17' 5" (3.20m x 5.31m)

Built in mirrored wardrobe and floor to ceiling windows.

En Suite

7' 5" x 5' 11" (2.26m x 1.80m)

Marble tiles floor to ceiling, white units, WC, WHB & walk in shower.

Bedroom 2

9' 5" x 17' 5" (2.87m x 5.31m)

Large floor to ceiling windows into courtyard garden

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Grey tiled, shower over bath with WC& WHB, white units with large wall mounted mirror.

Rear Garden

Small courtyard garden

Parking

Allocated space underground

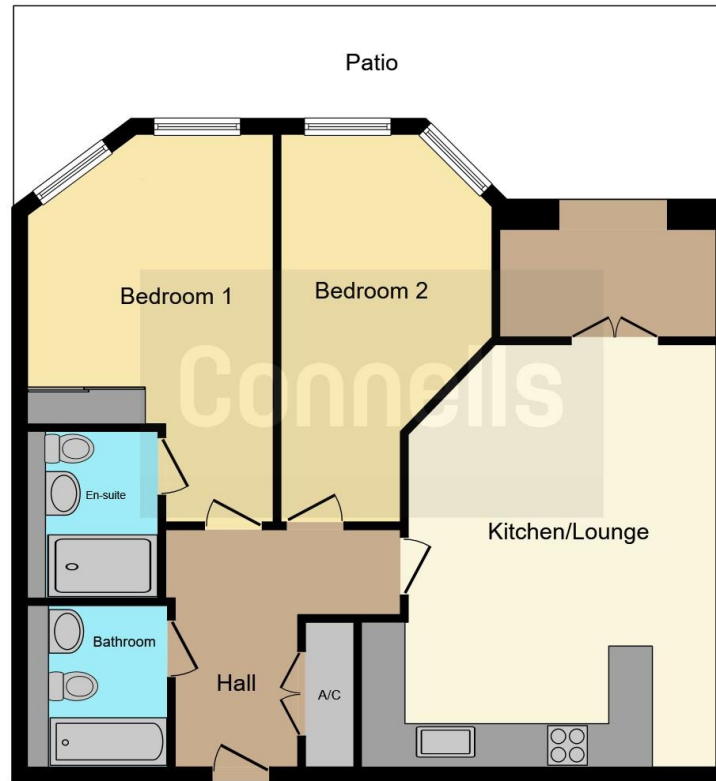
Special Features

FIVE minute walk to the beach









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

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 2750.00

Ground Rent:
 297.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN306983

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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