



£245,000

Flat D, 58 West Overcliff Drive, Bournemouth, BH4 8AB



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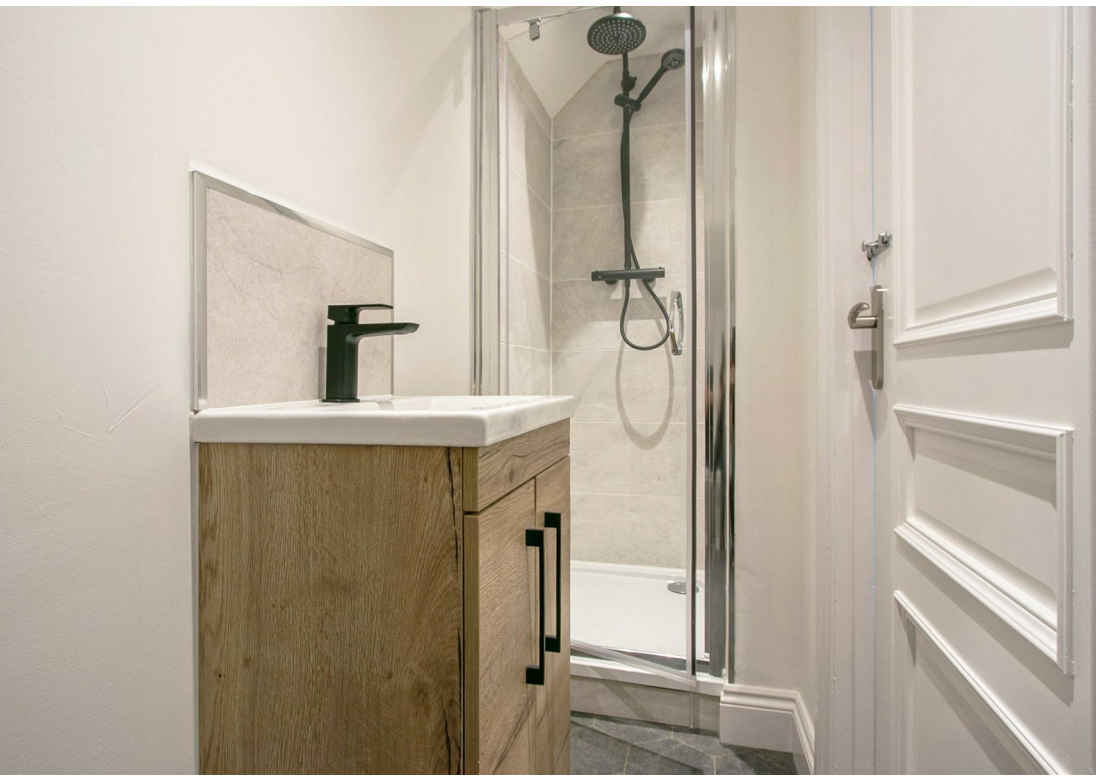


Nestled in the desirable area of West Overcliff Drive, Bournemouth, this charming top floor flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, including an ensuite bathroom in the master, this property is ideal for couples or small families seeking a tranquil retreat by the coast.

The flat features a well-appointed family bathroom, complete with both a bath and a separate shower, ensuring that all your needs are met. The generous reception room provides a welcoming space for relaxation and entertaining, while the large storage loft offers ample room for all your belongings, helping to keep your living space clutter-free.

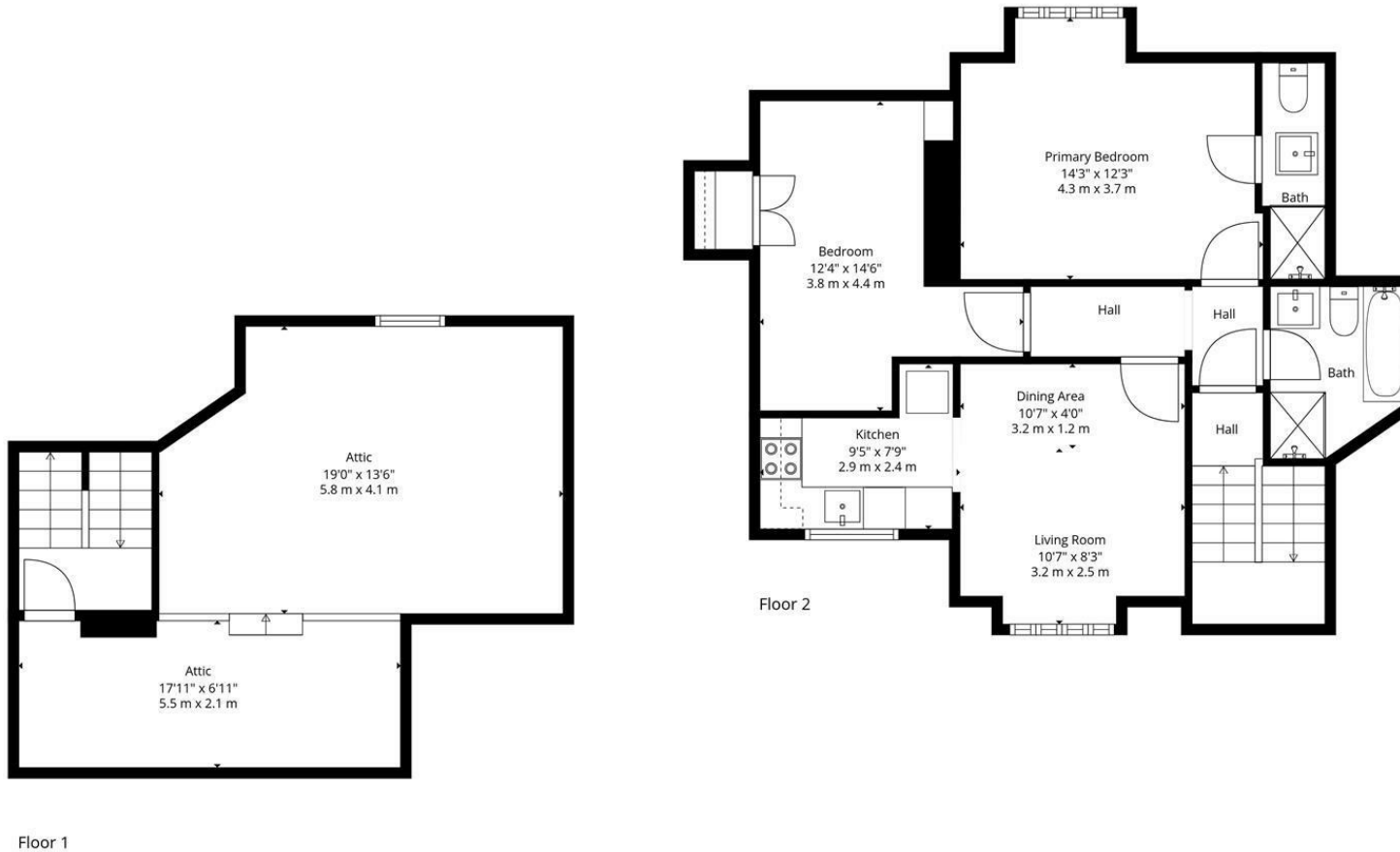
One of the standout features of this property is the off-road parking, providing you with the convenience of a dedicated space for your vehicle. Additionally, the flat is located just a short stroll from the beautiful Middle Chine beach, perfect for those who enjoy coastal walks and seaside activities. The vibrant Westbourne High Street is also nearby, offering a delightful array of shops, cafes, and restaurants, making it easy to enjoy the local amenities.

This flat is not just a home; it is a lifestyle choice, combining the charm of Bournemouth with modern living. Whether you are looking to invest or seeking a new place to call home, this property is sure to impress. Don't miss the opportunity to make this lovely flat your own.



FEATURES & SPECIFICATIONS

- 2 spacious double bedrooms
- Family bathroom with bath and separate shower
- Ensuite in master bedroom
- Top floor apartment
- Large storage loft space
- Off road parking
- Close to Middle Chine
- Close to Westbourne shops
- Viewing highly recommended



TOTAL: 702 sq. ft, 65 m2
 BELOW GROUND: 52 sq. ft, 5 m2, FLOOR 2: 650 sq. ft, 60 m2
 EXCLUDED AREAS: LOW CEILING: 197 sq. ft, 17 m2, ATTIC: 202 sq. ft, 19 m2, WALLS: 106 sq. ft, 11 m2

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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





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