



£390,000

58 West Overcliff Drive, Bournemouth, BH4 8AB



SAXE COBURG™

Property Experts







Nestled in the desirable area of West Overcliff Drive, Bournemouth, this charming property offers a delightful blend of comfort and convenience. This two-bedroom coach house is perfect for those seeking a tranquil retreat by the sea, with the added benefit of a private rear garden complete with a garden studio, ideal for relaxation or creative pursuits.

Upon entering, you will find a spacious reception room that welcomes you with natural light, creating a warm and inviting atmosphere. The property boasts two well-appointed bedrooms, providing ample space for both residents and guests. With two modern bathrooms, morning routines will be a breeze, ensuring privacy and comfort for all.

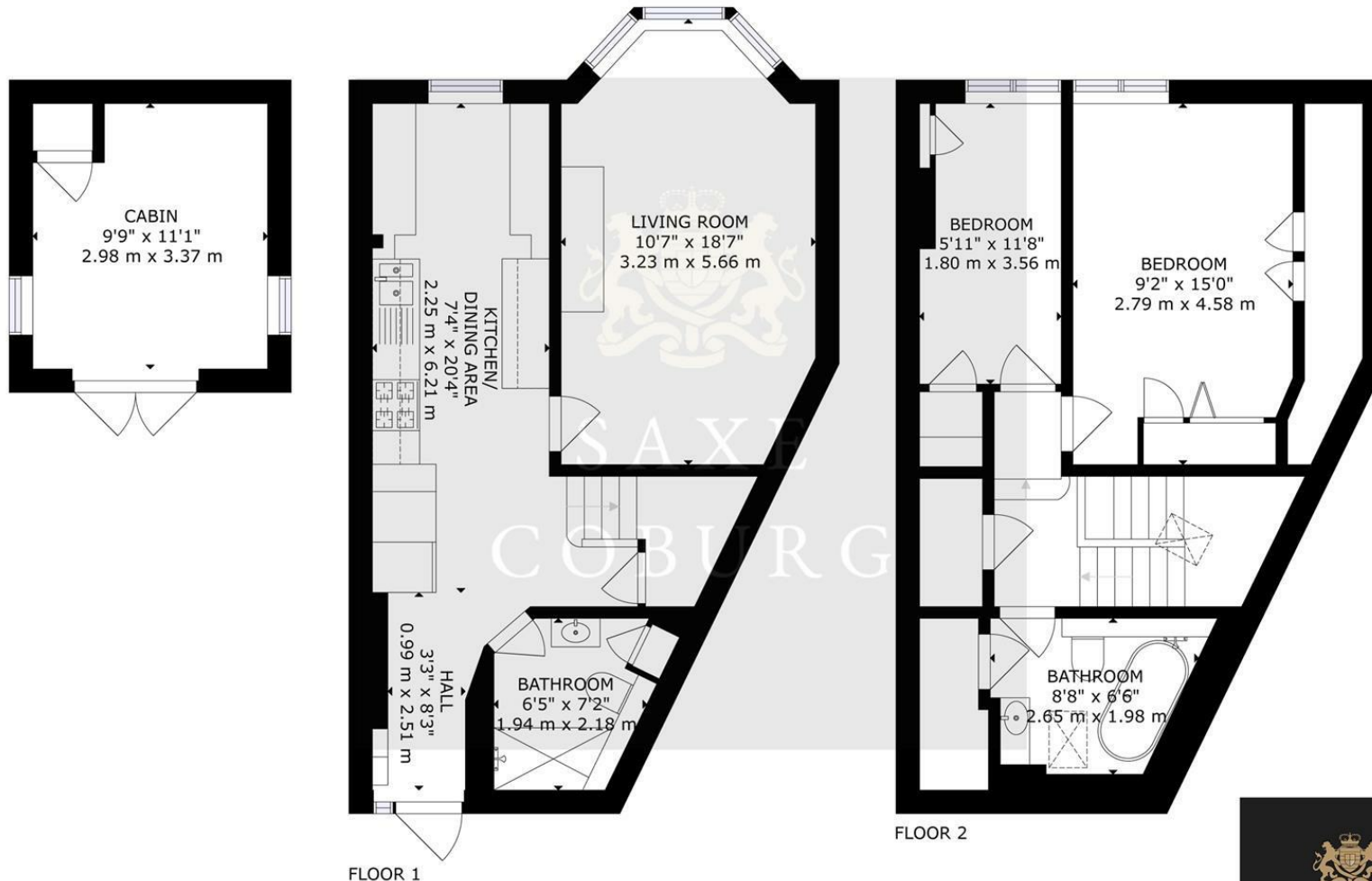
One of the standout features of this property is the allocated off-road parking, a rare find in such a sought-after location. The flat is just a short stroll away from the stunning Alum Chine Beach, where you can enjoy the sun, sand, and sea. Additionally, the vibrant Westbourne Village is within easy reach, offering a variety of shops, cafes, and restaurants to explore.

This property also comes with a share of the freehold, providing you with greater control and security over your investment. Whether you are looking for a permanent residence or a holiday retreat, this flat on West Overcliff Drive presents an excellent opportunity to enjoy coastal living at its finest. Don't miss the chance to make this delightful property your new home.



FEATURES & SPECIFICATIONS

- Two bedroom Coach House
- Two modern bathrooms
- Allocated off-road parking
- Private rear garden studio
- Near Alum Chine Beach
- Close to Westbourne Village
- Share of Freehold
- Located on West Overcliff Drive
- Viewing recommended



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 474 sq.ft, 44 m², FLOOR 2: 449 sq.ft, 42 m²
 EXCLUDED AREAS: CABIN: 108 sq.ft, 10 m²
 TOTAL: 923 sq.ft, 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 |
|---|--|-------------------------|-----------|
| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02 plus) A | | | |
| (01-01) B | | | |
| (09-00) C | | | |
| (05-08) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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