



Sonnet West Cliff Gardens  
Bournemouth

Connells



### Property Description

A rare opportunity to acquire a frontline coastal apartment in Bournemouth, boasting uninterrupted sea views across the bay. Perfectly positioned just moments from the beach and within easy walking distance of local shops, cafés, and theatres, this beautifully situated home offers the ideal blend of coastal living and urban convenience.

Apartment 1 is a beautifully finished ground-floor home forming part of this luxury coastal development in West Cliff Gardens, Bournemouth BH2. Offering two double bedrooms, a private patio, share of freehold, and an air-source heat pump, this apartment combines modern efficiency with timeless design just moments from the beach.

Entered via the smart communal hallway with lift and stair access to all floors, the apartment welcomes you with light-oak herringbone-effect LVT flooring flowing through the entrance hall and main living spaces. A large storage cupboard houses the pressurised hot-water tank and MODULAIR air-circulation system, providing ample household storage.

Both bedrooms are generous doubles finished with muted grey carpets, satin-white doors with gold handles, and wall-hung radiators. Bedroom one features a bay-style dual-aspect window and a luxurious ensuite shower room with rainfall shower, white tiling, vanity storage sink, concealed WC, heated towel rail and vanity mirror. Bedroom two also enjoys a dual-aspect window creating a light, airy retreat.

The family bathroom mirrors the same high-end design, complete with rainfall shower over the bath, wall-mounted taps, vanity sink with storage, wood-effect tiled flooring, and gold fixtures throughout.

At the heart of the home lies the open-plan kitchen, dining and living area, flooded with light from dual-aspect windows and French

doors opening onto a private patio with views across the communal gardens toward the coast. The shaker-style kitchen, finished in bottle-green and soft ivory tones, boasts natural stone worktops, Siemens fan-assisted oven, Siemens induction hob, integrated Prima fridge-freezer and dishwasher, and a butler-style sink with matte-gold Clearwater mixer tap. A breakfast bar provides the perfect informal dining spot.

Outside, the apartment benefits from secure undercroft parking with key-fob access, lift access to all floors, and landscaped communal grounds maintained within the service charge. Combining premium specification, energy efficiency, and elegant design, Apartment 1 is the ideal coastal retreat or permanent residence.

### Specification Detail

- o Tenure: Share of Freehold
- o Floor: Ground floor (lift & stair access to all floors)
- o Heating: Air-source heat pump + column radiators
- o Ventilation: MODULAIR air-circulation system
- o Flooring: Light-oak herringbone LVT; soft grey carpets; wood-effect tiled bathrooms
- o Kitchen: Bottle-green & ivory shaker cabinetry, natural stone worktops, Siemens oven & induction hob, integrated Prima fridge-freezer & dishwasher, butler sink, gold mixer tap, feature breakfast bar
- o Bathrooms: Vanity units with storage, concealed WC's, rainfall showers, gold fixtures, heated towel rails
- o Parking: One allocated space in secure gated undercroft with fob entry
- o Communal Areas: Lift to all floors, landscaped gardens, telecom entry

system

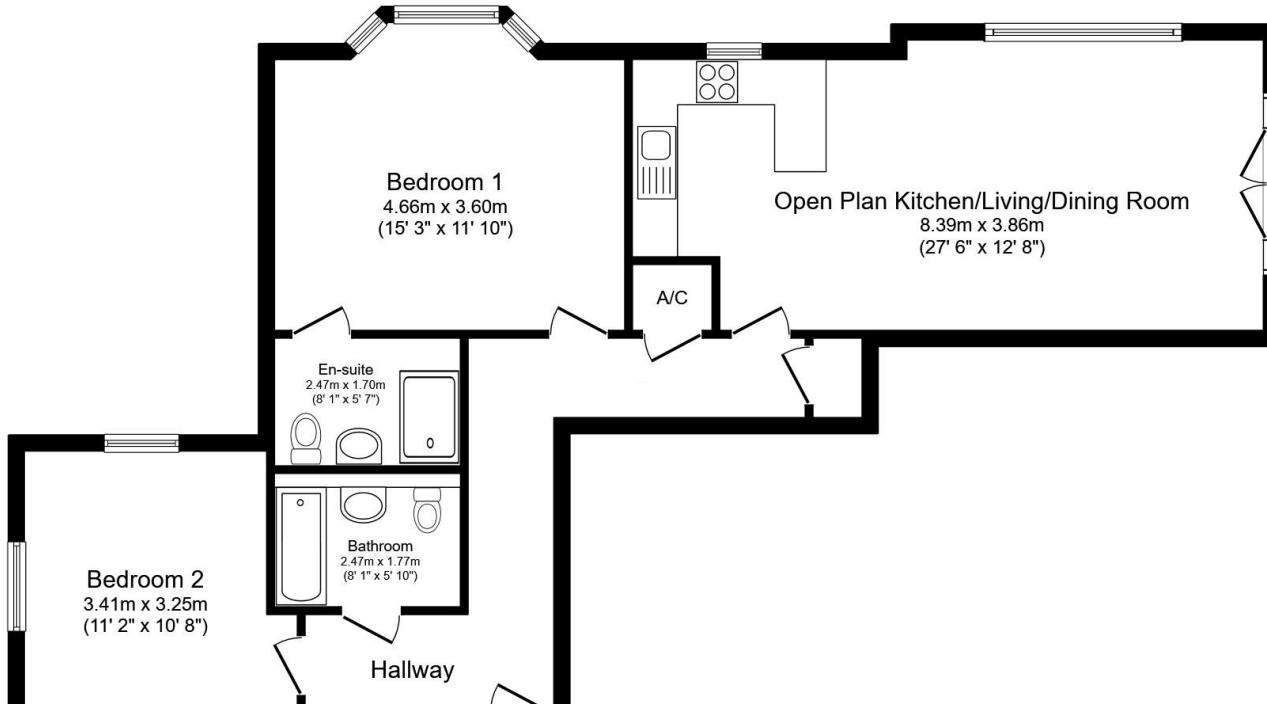
## Location Information

Perfectly positioned on West Cliff Gardens, this development sits just a short stroll from Bournemouth's award-winning beaches, the pier and vibrant town centre. Residents can enjoy the tranquil clifftop walks, public gardens, and excellent access to Poole, Christchurch, and the New Forest. Bournemouth Station and the A338 provide fast routes to London Waterloo and Southampton, making this one of the South Coast's most desirable addresses.

## Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





Floor Plan

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 orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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73 Southbourne Grove  
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EPC Rating:  
Exempt

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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