



£525,000

16B West Overcliff Drive, Bournemouth, BH4 8AA



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Nestled in the desirable area of West Overcliff Drive, Bournemouth, this charming ground floor flat offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat by the coast.

Upon entering, you will be greeted by a private entrance that leads you into a spacious living environment. The flat boasts two reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen, complete with a pantry, is perfect for culinary enthusiasts and offers a practical layout for everyday living.

This property features two bathrooms, ensuring that morning routines are hassle-free. Additionally, a separate WC adds to the convenience of this home. The flat is further enhanced by its front and rear gardens, offering delightful outdoor spaces to enjoy the fresh air and sunshine.

For those with vehicles, the property includes a garage and off-road parking for two cars, a rare find in such a sought-after location. The added benefit of a basement provides extra storage space, catering to all your needs.

With no onward chain, this flat is ready for you to move in and make it your own. Whether you are looking for a permanent residence or a holiday home, this property on West Overcliff Drive is a fantastic opportunity not to be missed. Embrace the coastal lifestyle and arrange a viewing today to experience all that this delightful flat has to offer.

History

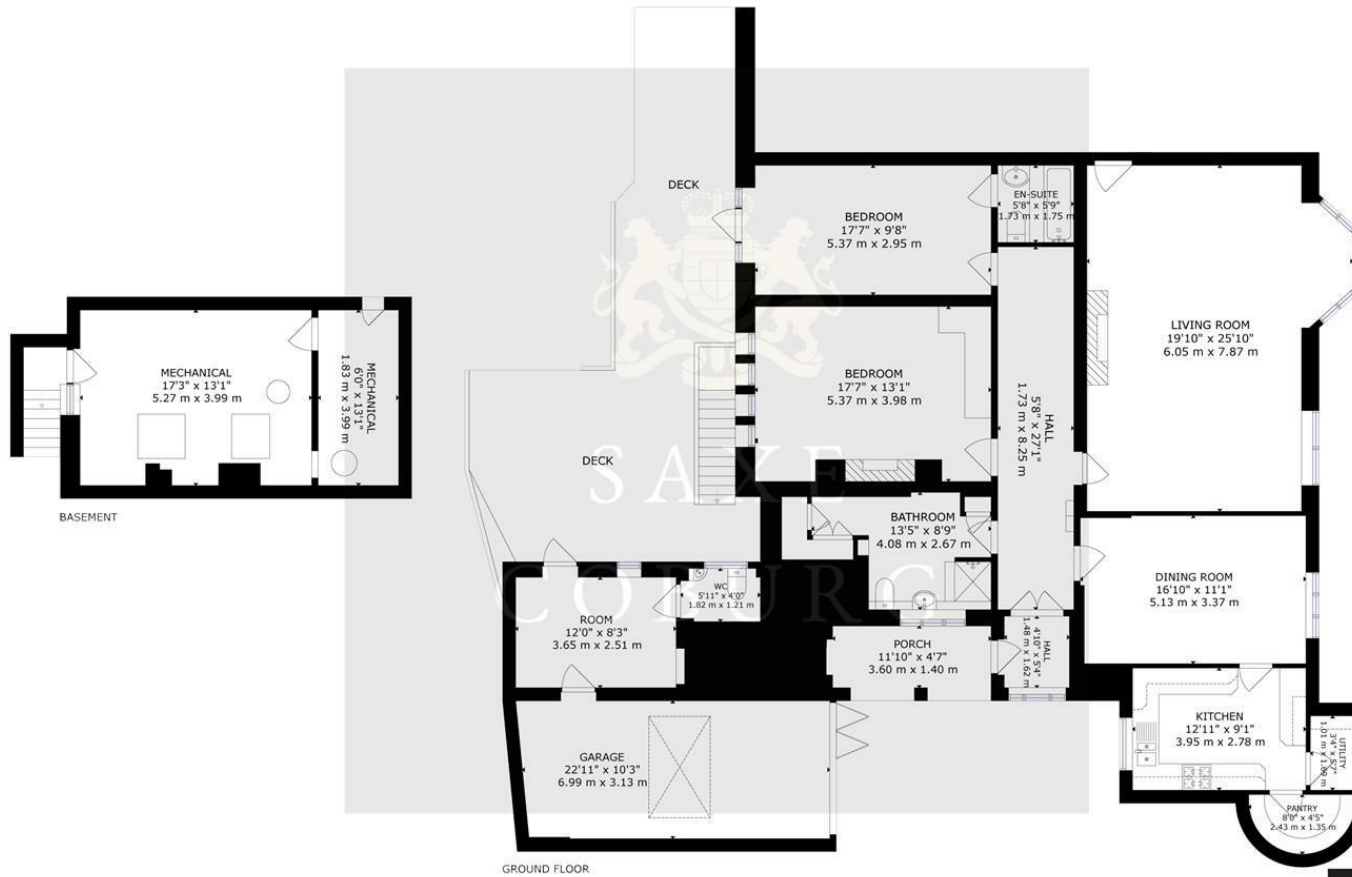
The house, originally called "The Heath", was built (c.1920s) for F N Gray, JP and his wife. In 1935 he moved to McKinley Road, taking his house name with him, and the property was renamed Strathaven.

The house became the home of the toothpaste king, Sir Alexander Campbell Maclean. Though born in Scotland, on 16th June 1872, his family emigrated to New Zealand when he was five years old. At the age of fifteen he ran away and tried his luck on the Victorian goldfields before moving to America where he became a salesman for the Spirella Corset Company at Niagra, New York. From there he was sent to England to establish and manage the firm's London branch. In 1919, in partnership with Scottish chemist Walter McGeorge, he opened a chemist's business in Paddington. He began manufacturing and marketing from Brentford and in 1927 he launched his first whitening toothpaste, Maclean's Peroxide Toothpaste which along with a popular stomach powder, enabled him to build his company of manufacturing chemists and eventually become a millionaire. He gave more than £250,000 to charity during his lifetime, including £100,000 for a hydrotherapy hospital on Hayling Island (after being sold the idea of water exercises for infantile paralysis and rheumatism by USA President Roosevelt in 1939). He sailed around the world in his large yacht, the Franconia, and was often joined here by his son, Donald. He died in Bournemouth on 13th February, 1948.

FEATURES & SPECIFICATIONS

- Ground floor flat
- 2 double bedrooms
- 2 bathrooms and WC
- Spacious kitchen with pantry
- Utility room included
- Private entrance
- Front and rear gardens
- Garage and off-road parking
- Large basement for extra storage
- Close to Bournemouth beaches





GROSS INTERNAL AREA
 BASEMENT: 311 sq.ft, 29 m², GROUND FLOOR: 1963 sq.ft, 182 m²
 EXCLUDED AREAS: PORCH: 55 sq.ft, 5 m²
 TOTAL: 2274 sq.ft, 211 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		60	
(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			
(09-80) 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	





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