



WEST OVERCLIFF DRIVE,  
BOURNEMOUTH











## DETAILS

Properties of this magnitude and rich history rarely become available. This spectacular ground floor garden apartment offers a glimpse into the past luxurious life styles of the rich and famous in the prestigious areas in and around the Bournemouth and Poole area. Offering a once in a life time opportunity to elevate and modernise, viewings are highly recommended to avoid disappointment.

Once belonging to Sir Alex Maclean, of the Maclean tooth paste empire, this spectacular ground floor garden apartment has been described as one of the area's "finest and best known residences" by Country Life and Country Pursuits.

Within approximately five minutes walking distance of the beaches, in arguably the most sought after area of Bournemouth and within the Conservation Area of West Overcliff, this two bedroom ground floor garden apartment offers close to 2,000 sq ft of accommodation with its own private front door.

With high ceilings and other original features including bay windows, this apartment is the perfect combination of timeless elegance in a prime location.

The sitting room, once the drawing room for the Maclean's original house, has an imposing fireplace, decadent cornice, wall panelling and finished off with a simply stunning bay window.

The kitchen benefits from a separate pantry and utility room.

The master bedroom suite has an en-suite and allows for direct garden access. There is a further bedroom and a large family shower room fitted in a traditional style.

A large garden room is accessed from both bedrooms and along with a tandem garage offers wonderful views over the south facing rear garden. The garden itself is incredibly private and includes access to a large cellar which could be used as a 'work from home' space or gym.

The apartment comes complete with allocated and visitor parking.

## AT A GLANCE

Guide Price: £599,500

Tenure: Leasehold

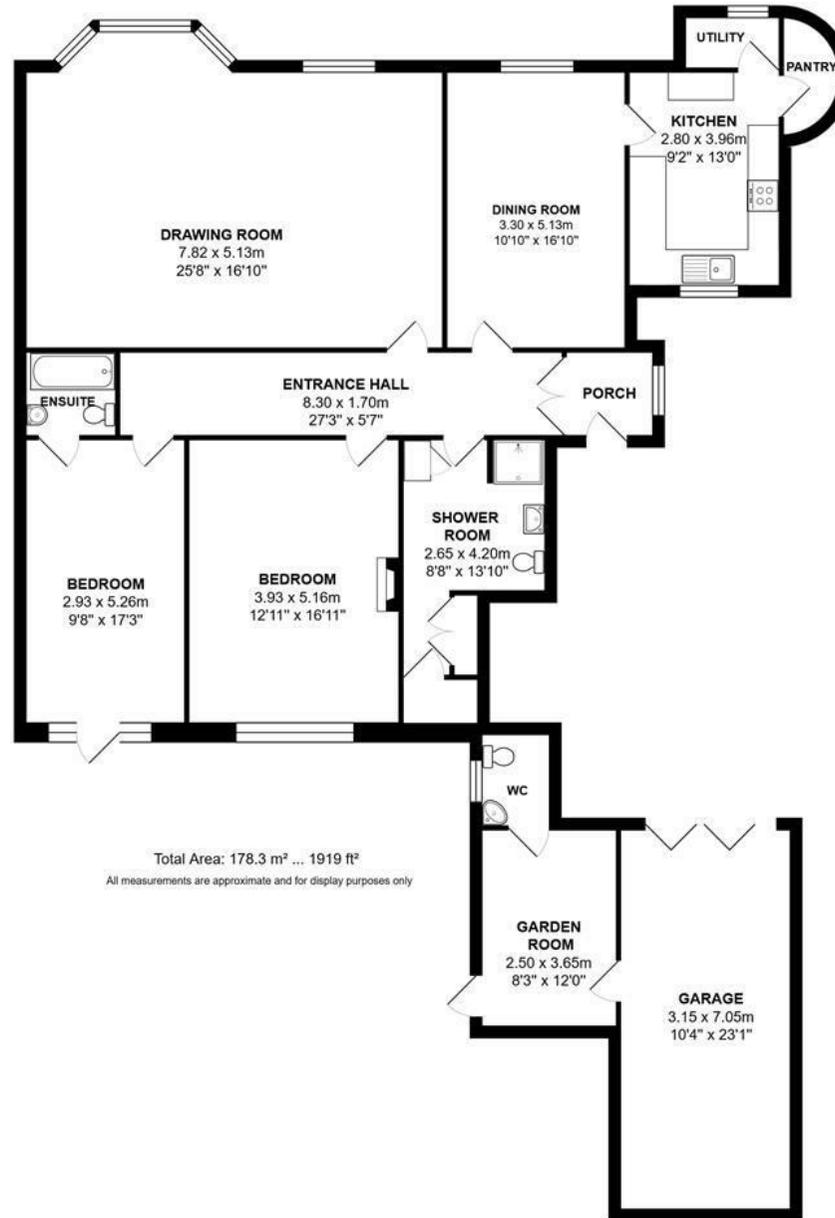
Stamp Duty: £21,250 (Main Home)

Local Authority: BCP Council

Council Tax: BCP (Bournemouth) Band E

## KEY FEATURES

- 2 bedrooms, 2 bathrooms, 3 reception rooms
- Long lease remaining
- Private south facing garden
- Opportunity to modernise
- Tandem garage with adjoining garden room
- Grandiose drawing room with stunning character features
- Pets allowed
- Moments walk to the cliff top & beaches of Bournemouth and beyond



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