

**Apt B Strathaven**  
16b West Overcliff Drive  
Bournemouth, Dorset  
BH4 8AA





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*Offers in the region of £650,000*

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.

## *Summary of Accommodation*

2 bedrooms, 2 bathrooms, 3 reception rooms

Long lease remaining

Private south facing garden

Opportunity to modernise

Tandem garage with adjoining garden room

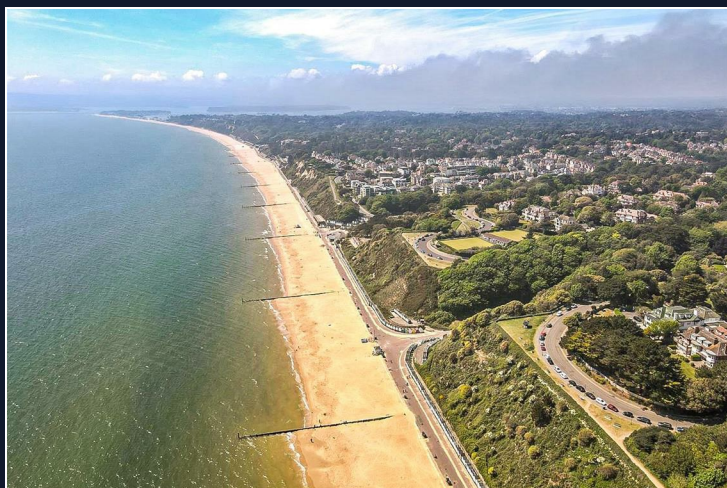
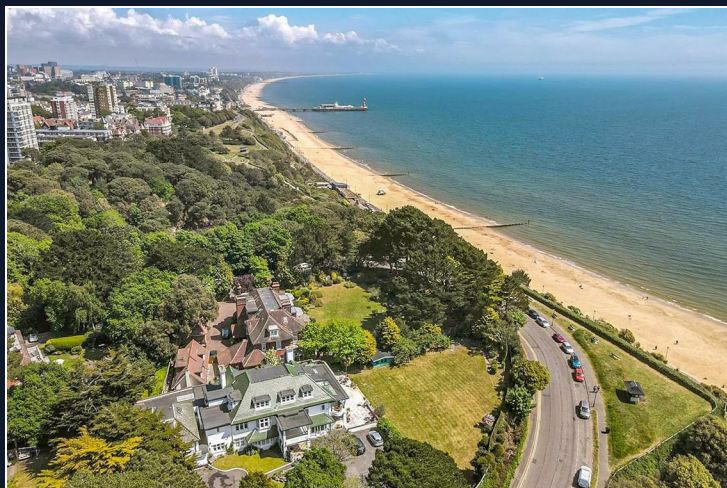
Grandiose drawing room with stunning character features

Pets allowed

Moments walk to the cliff top & beaches of Bournemouth and beyond







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.

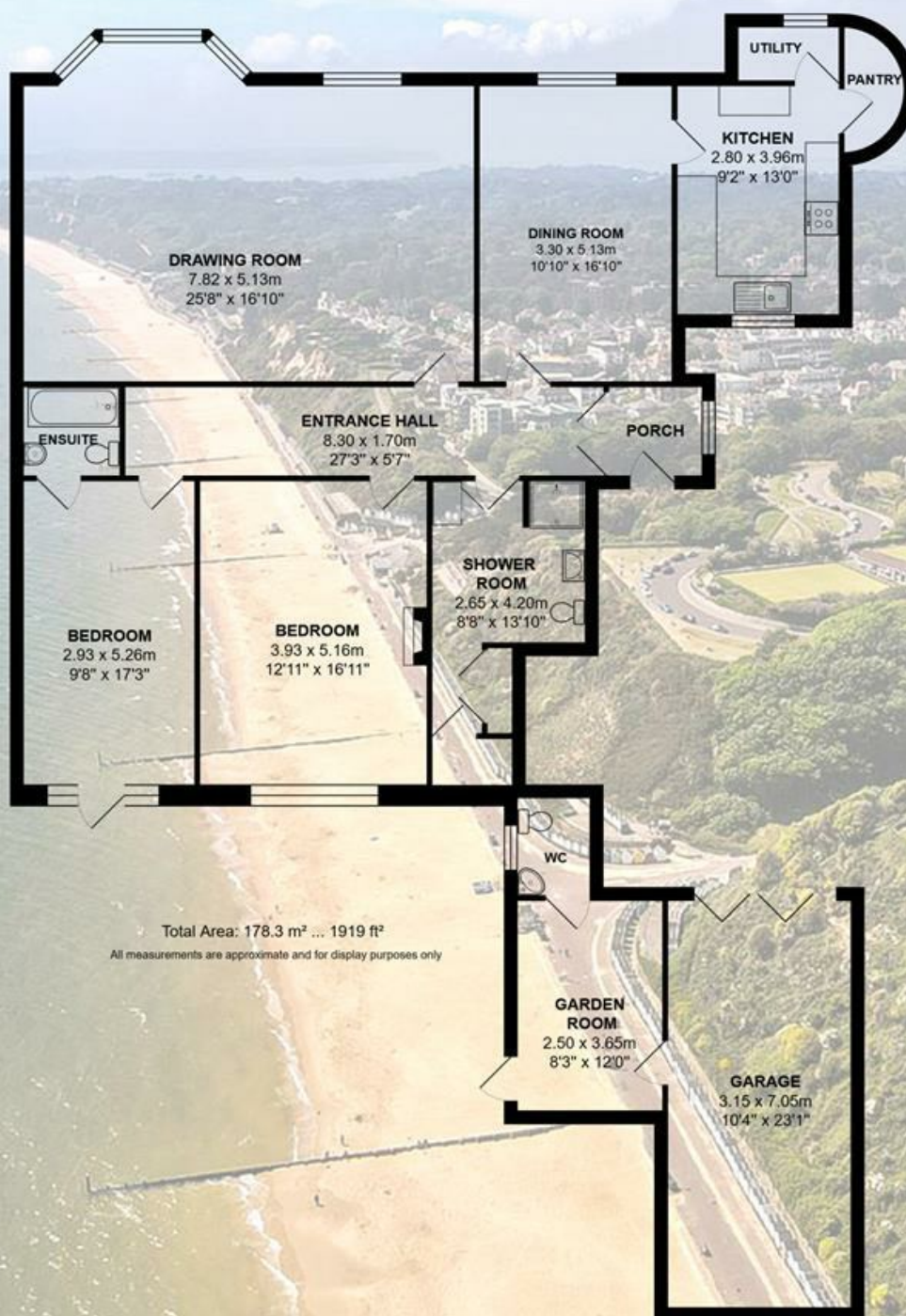
The kitchen benefits from a separate pantry and utility room.

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.





## Lloyds Property Group

PROPERTY NAME

Apt B Strathaven

TOTAL FLOOR AREA

1919.00 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

LOCATION

BH4 8AA

COUNCIL TAX

Band E BCP (Poole)

Ref: 3621

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*