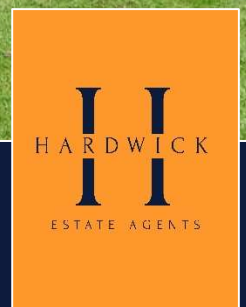




Flat 2 Westbridge Park

24 West Overcliff Drive, Bournemouth, BH4 8AA



An impressive ground floor apartment with a generous sun terrace, 2 double bedrooms and secure under croft double garage situated moments from the beach.

- Stunning, spacious apartment
- Generous open plan kitchen/dining/sitting room
- 2 double bedrooms, 2 bath/shower rooms
- Large south/westerly facing terrace
- Secure under croft double garage
- Underfloor central heating
- Prestigious development built circa 2011
- Situated adjacent to Middle Chine
- Short walk to the cliff top and beach
- Walking distance to Westbourne
- NO CHAIN

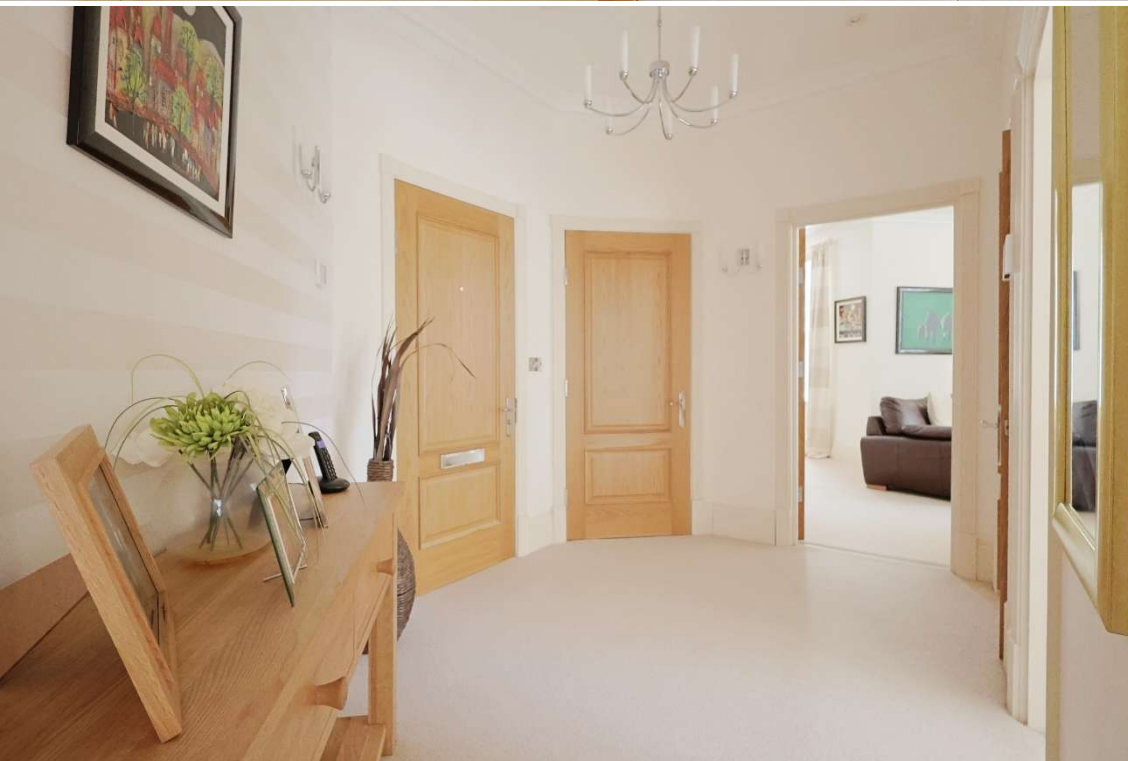
ASKING PRICE:

£550,000 (Share of freehold)

EPC RATING:

Band - B







Description

A beautifully appointed ground floor apartment forming part of an exclusive, purpose-built development constructed circa 2011 in an elegant mansion-style design. The building features attractive stone and brick elevations along with sash windows, set within secluded, landscaped grounds accessed via a long private driveway and electric gates. Despite its secluded and tucked-away setting, the property is ideally positioned adjacent to Middle Chine, offering a delightful woodland walk directly to the beach, while the vibrant Westbourne Village is less than a mile away providing a range of independent shops, cafés and restaurants.

The apartment is accessed via a well-maintained communal entrance hall with security entry system. Internally, a welcoming reception hall offers two useful fitted cupboards, one of which houses the gas-fired boiler.

A particular highlight of the property is the impressive L-shaped open plan kitchen/dining/sitting room. This generous living space benefits from a dual aspect, creating a light and airy environment, with French doors opening onto a private south-westerly facing terrace, ideal for outdoor dining and enjoying afternoon sun. The kitchen area is well-equipped with a comprehensive range of base and eye-level units, complemented by a central island and integrated appliances including an eye-level oven and microwave, hob, dishwasher, washing machine, fridge and freezer.

There are two well-proportioned double bedrooms, both featuring built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a contemporary main bathroom fitted with a three-piece suite.



Gardens & Grounds

Externally, the development is set within well-maintained communal grounds, offering a high degree of privacy and security. The property further benefits from a secure undercroft double garage, providing excellent parking and storage.

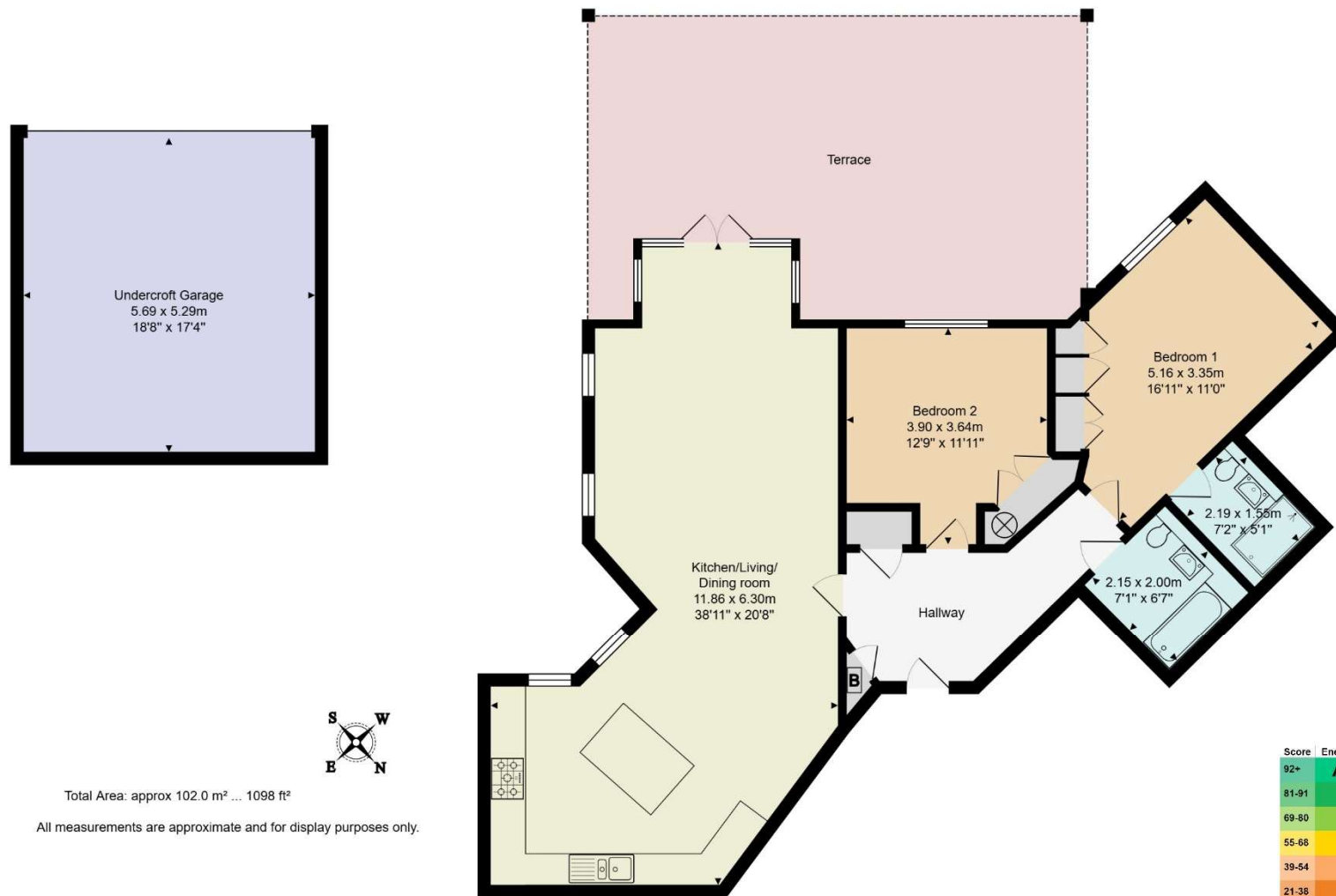
Location

One of the area's best kept secrets, the West Cliff offers easy access to the beaches, Westbourne and Bournemouth. The wider area offers superb connectivity and lifestyle appeal, with the neighbouring areas of Branksome Park, Canford Cliffs and Sandbanks further enhancing the location, renowned for their coastline, marinas and high-end amenities. There are also good transport links, including mainline rail services from Bournemouth and Poole to London Waterloo, as well as easy access to the A31 for routes out of the area.

Additional Information

- Gas fired central heating - Underfloor
- Council Tax Band: F
- Tenure – Leasehold with share of freehold
- Lease – 109 years remaining
- Service charge - £2,293.34 Mar – Sept 26
- Note that the neighbour has access across the terrace to clean a window.





Total Area: approx 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk