



**16b Strathavon West Overcliff Drive, Bournemouth BH4 8AA**  
**Guide Price £599,500 Leasehold**





### Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is enarby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

### Property Comprises

A well-proportioned ground floor apartment offering generous accommodation throughout, positioned in a highly regarded location close to West Cliff and the seafront.

The property extends to approximately 1,919 sq ft and is arranged around a wide entrance hall, creating a strong sense of space on arrival. A large drawing room provides an excellent main reception with ample room for both seating and entertaining, while a separate dining room sits adjacent to the kitchen, ideal for more formal use.

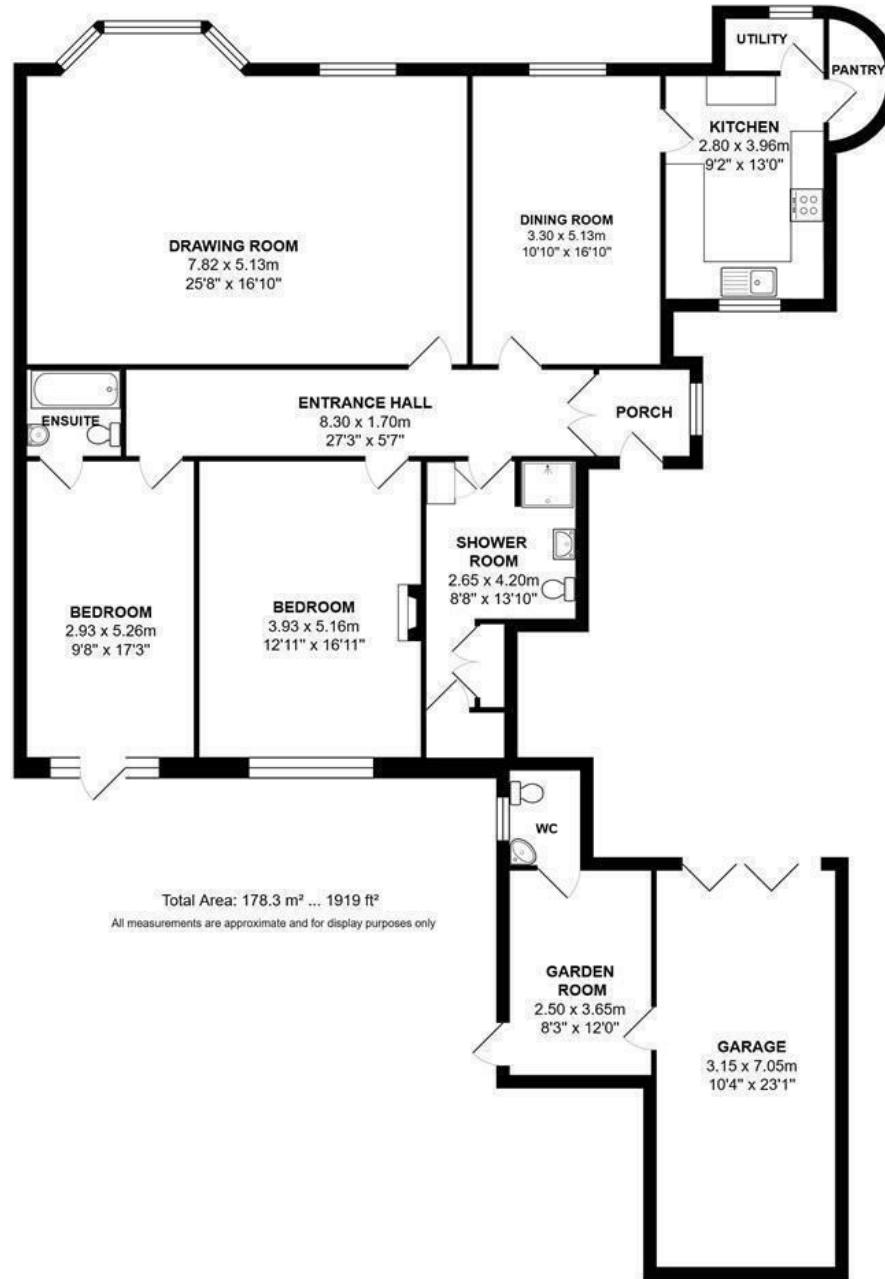
The kitchen is well sized and includes a useful pantry and utility area, with direct access to the porch. There are two double bedrooms, one of which benefits from an en-suite, along with a separate shower room and additional WC. A particular feature is the garden room, offering flexible use as a home office, studio or secondary sitting room, with access through to the garage, providing secure parking and storage. Further benefits include the apartment's lateral layout, excellent room proportions throughout, and a location that offers easy access to the town centre, clifftop walks and transport links.

An ideal opportunity for those seeking a spacious main residence or downsizer in a prime coastal position.

Pets are permitted at the property

Leasehold: 180 years remaining

Council tax band E



All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
All energy efficient - higher running costs		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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