



£350,000

Flat C, 58 West Overcliff Drive, Bournemouth, BH4 8AB



SAXE COBURG™

Property Experts







Nestled on the prestigious West Overcliff Drive in Bournemouth, this charming first-floor apartment offers a delightful blend of character and modern living. This spacious property features two spacious double bedrooms, making it an ideal choice for couples or small families.

Upon entering, you are welcomed into a bright and airy living room, complete with a feature working gas fireplace that adds a touch of warmth and character to the space. The kitchen breakfast room is perfect for casual dining and is well-equipped for all your culinary needs. The master bedroom boasts a unique feature roll-top bath, providing a luxurious touch to your daily routine, while the shower room offers practicality and convenience.

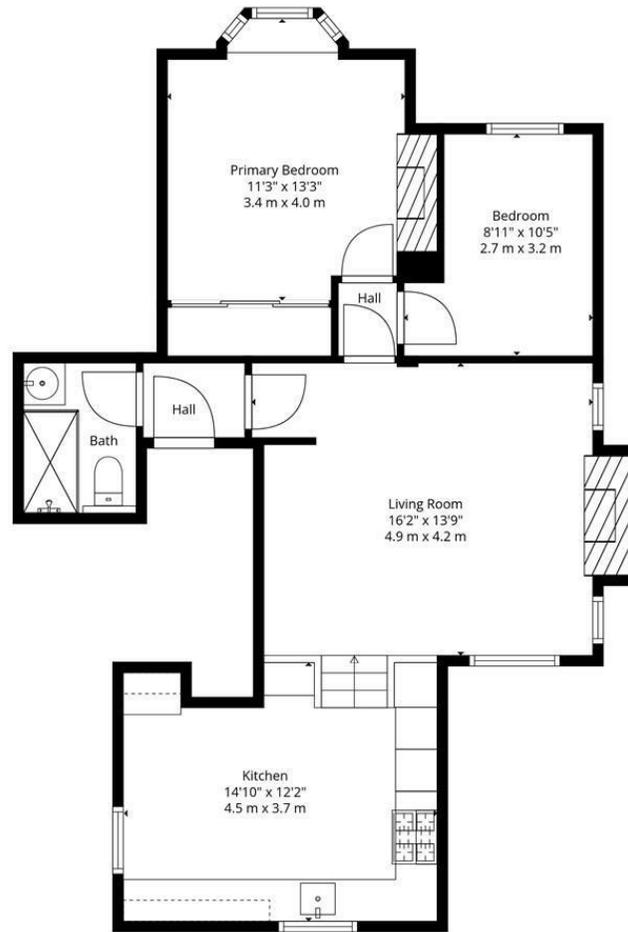
This character conversion not only provides a comfortable living space but also benefits from off-road parking, a rare find in such a desirable location. The apartment is conveniently situated close to Middle Chine, offering easy access to the beautiful beach, and is just a short stroll from the vibrant Westbourne High Street, where you can enjoy a variety of shops, cafes, and restaurants.

With its prime location and charming features, this property presents an excellent opportunity for those seeking a stylish and comfortable home in Bournemouth. Don't miss the chance to make this delightful apartment your own.



## FEATURES & SPECIFICATIONS

- Two double bedrooms
- First floor apartment
- Character conversion
- Kitchen breakfast room
- Master bedroom with roll top bath
- Spacious character living room
- Two allocated off road parking spaces
- Family bathroom with underfloor heating



**TOTAL: 717 sq. ft, 67 m2**  
**FLOOR 1: 717 sq. ft, 67 m2**  
**EXCLUDED AREAS: FIREPLACE: 12 sq. ft, 1 m2, WALLS: 77 sq. ft, 7 m2**

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) <b>A</b>			
(01-01) <b>B</b>			
(09-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





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