





Flat (EPC Rating:)

29 TOLLARD COURT WEST HILL ROAD, BOURNEMOUTH, DORSET, BH2 5EH

Guide Price

£280,000

FEATURES

- Superb three-bedroom apartment in Bournemouth's West Cliff area
- Newly installed central heating system
- Spacious, light-filled lounge with an impressive bay window
- Recently revamped with fresh décor and new carpets
- Newly fitted contemporary bathroom
- Stylish fitted kitchen with built-in oven, hob and extractor

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Whites Estates
Bill Atherton Estate Agents

3 Bedroom Flat located in Bournemouth

Tollard Court, West Hill Road, Bournemouth, BH2 5EH - Guide Price £280,000 - £340,000

Superb refurbished three-bedroom apartment close to the beach with spectacular sea views

Property description

A superb three-bedroom apartment offering generous accommodation, freshly updated interiors and a convenient coastal location at Tollard Court on West Hill Road.

Enjoy spectacular sea views from the lounge and two bedrooms in this stunning flat, set in a wonderful location. With a beautiful coastal outlook, this is a home you'll want to see for yourself-a real must-sea property!

Recently revamped with a newly installed central heating system, new carpets, fresh decor and a newly fitted bathroom, the property combines a bright, neutral finish with well-proportioned living space.

The spacious lounge is a particular highlight, with its broad bay window allowing plenty of natural light into the room. There is ample scope to create comfortable seating and dining areas, making this an inviting space for relaxing or entertaining.

The separate fitted kitchen features contrasting cabinetry, marble-effect worktops and coordinating tiled splashbacks, together with a built-in oven, hob and extractor hood. A rooflight brings additional natural light into the space.

Two generous double bedrooms are complemented by a third single bedroom, which could also provide a useful study or guest room. The entrance and inner hallways offer additional storage, as indicated on the floor plan.

The newly fitted bathroom features a bath with shower over and glass screen, a vanity washbasin, WC and contemporary tiling. A further separate WC adds everyday convenience.

Location

Tollard Court occupies a convenient West Cliff position, with Bournemouth's sandy beaches and the seafront within easy reach. Nearby Durley Chine offers another attractive spot to enjoy the coast, while the promenade provides opportunities for seaside walks towards Bournemouth Pier.

Bournemouth town centre offers shopping, cafes and everyday amenities, with further shops around the Triangle. The Lower Gardens and BH2 dining complex add to the appeal of the central location, with restaurants including The Real Greek, ASK Italian and Nando's. Seafront dining options include WestBeach near Bournemouth Pier.

Nearby bus stops include Savoy Hotel on West Cliff Road. Morebus's Purbeck Breezer 50 serves West Cliff on its route between Bournemouth and Swanage via Westbourne, Sandbanks and Studland, providing a useful connection for exploring the surrounding coastline. Bournemouth railway station offers services towards Southampton and London Waterloo.

With its refreshed presentation, spacious accommodation and proximity to the coast and town centre, this apartment deserves an internal viewing.

Property information

• Tenure: Leasehold, subject to confirmation

• Remaining lease length: TBC

• Service charge: TBC

• Ground rent: TBC

• EPC rating: E as of 29th October 26 (assessment carried out on 11 November 2019). Since then, the property has had its own gas boiler installed and no longer relies on the communal boiler, which may improve its energy efficiency rating.

• Council Tax band: C (as of 29th October 2026)

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.









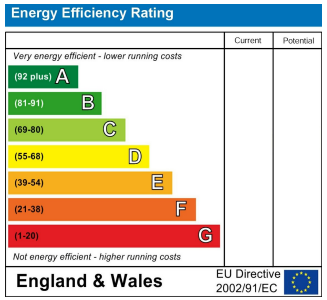


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.