



Sonnet West Cliff Gardens Bournemouth BH2 5FD

for sale
£450,000



Property Description

Connells Southbourne are pleased to present - Sonnet an exclusive, newly constructed coastal development, completed in 2023, set within the highly sought after West Cliff Gardens, Bournemouth. This boutique collection of luxury apartments has been finished to an exceptional standard, blending contemporary design with elegant coastal styling. With just three properties remaining, this is a rare opportunity to secure a home in a prime seaside location, moments from award winning beaches and within easy reach of the town centre, local cafés, and excellent transport links.

This immaculately finished ground floor residence briefly comprises; two double bedrooms, en-suite & bathroom, open plan kitchen/sitting/dining room, a private patio, share of freehold and an energy efficient air source heat pump.

Approach

There is secure underground parking where a lift takes you to the;

Communal Entrance Hall

Accessed via a stylish communal hallway with both lift and stair access to all floors. Front door opens into the;

Entrance Hall

Light oak herringbone effect LVT flooring flows effortlessly through the principal living spaces, enhancing the sense of light. There is a generous storage cupboard that houses the pressurised hot water tank and MODULAIR air circulation system, while also providing practical additional storage.

Open Plan Kitchen / Diner

At the heart of the home lies the open plan kitchen, dining and living area, flooded with light from dual aspect windows and French doors opening onto a private patio with views across the communal gardens toward the coast. The shaker style kitchen is finished in bottle green and soft ivory tones and boasts natural stone worktops, Siemens fan-assisted oven, Siemens induction hob, integrated Prima fridge-freezer and dishwasher, and a butler-style sink with matte gold Clearwater mixer tap. A breakfast bar provides the perfect informal dining spot and the patio offers the perfect place to enjoy the sunshine.

Bedroom One

A spacious double, thoughtfully finished with soft muted grey carpets, satin white internal doors with gold ironmongery, and sleek wall mounted radiators. It benefits from a charming dual aspect bay window, flooding the room with natural light, and leads to the;

En-Suite

Featuring elegant white herringbone tiling, a sleek walk in shower with glass screen and a



statement rainfall shower head in brushed gold. A striking navy vanity unit is paired with a white basin and gold fittings, complemented by a matching flush plate. The room is completed with a concealed WC, a wall-mounted mirror creating a luxurious and practical space.

Bedroom Two

A dual aspect window, offering a bright and airy retreat ideal for guests, family, or flexible use as a home office.

Bathroom

The family bathroom mirrors the same high end design, complete with rainfall shower over the bath, wall mounted taps, vanity sink with storage, wood effect tiled flooring, and gold fixtures throughout.

Outside

Outside, the apartment benefits from secure undercroft parking with key fob access, lift access to all floors, and landscaped communal grounds.

Agents Notes;

Lease: 999 years from 1 January 2023 - Share of Freehold

Service Charge: The service charges for the year 2026 (1st Jan to 31st Dec) are £1933 per flat.

Ground Rent: £0

Council Tax: Band E- BCP Council

Specification Detail

- o Tenure: Share of Freehold
- o Floor: Ground floor (lift & stair access to all floors)
- o Heating: Air-source heat pump + column radiators
- o Ventilation: MODULAIR air-circulation system
- o Flooring: Light-oak herringbone LVT; soft grey carpets; wood-effect tiled bathrooms
- o Kitchen: Bottle-green & ivory shaker cabinetry, natural stone worktops, Siemens oven & induction hob, integrated Prima fridge-freezer & dishwasher, butler sink, gold mixer tap, feature breakfast bar
- o Bathrooms: Vanity units with storage, concealed WC's, rainfall showers, gold fixtures, heated towel rails
- o Parking: One allocated space in secure gated undercroft with fob entry
- o Communal Areas: Lift to all floors, landscaped gardens, telecom entry system

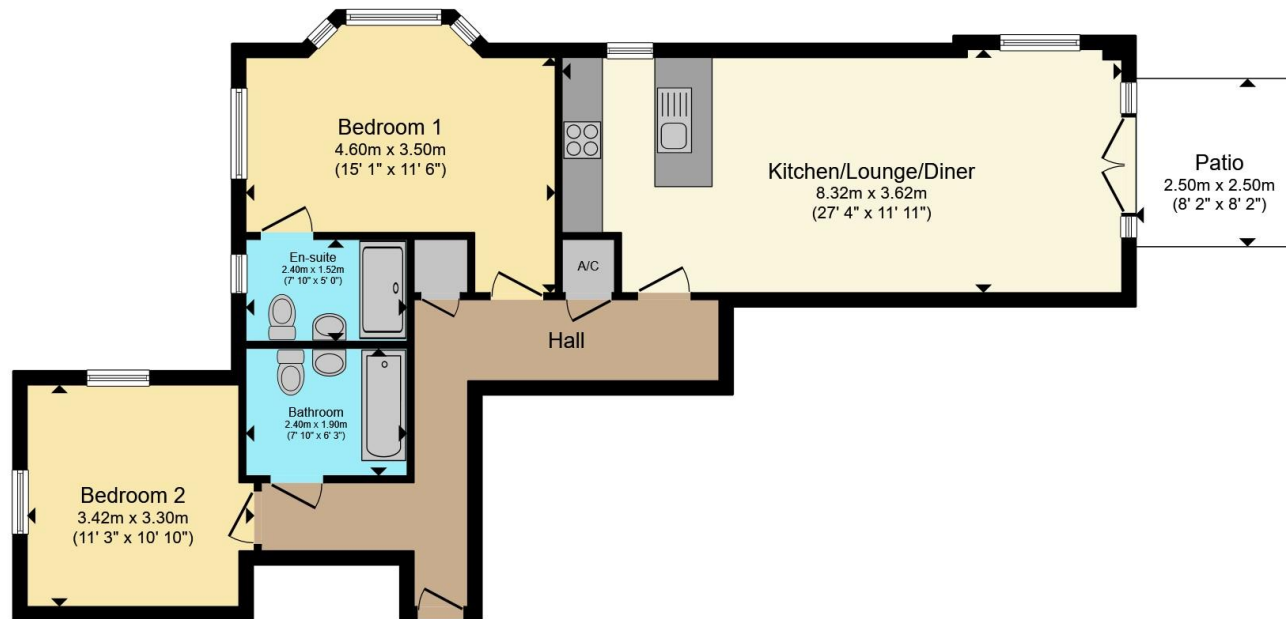
Location

Perfectly positioned on West Cliff Gardens, this development sits just a short stroll from Bournemouth's award-winning beaches, the pier and vibrant town centre. Residents can enjoy the tranquil clifftop walks, public gardens, and excellent access to Poole, Christchurch, and the New Forest. Bournemouth Station and the A338 provide fast routes to London Waterloo and Southampton, making this one of the South Coast's most desirable addresses.









Total floor area 75.7 m² (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating:
Exempt

Service Charge:
1933.00

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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