



**16b Strathavon West Overcliff Drive, Bournemouth BH4 8AA
£625,000 Share of Freehold**





A characterful ground floor apartment situated on moments from the cliff top. The property boasts spacious accommodation, a private garden, parking and is offered with no forward chain.

- PRIVATE SOUTH FACING GARDEN
- 2 / 3 BEDROOM GROUND FLOOR APARTMENT
- RICH IN HISTORY
- CLIFF TOP LOCATION
- GARAGE AND PARKING
- FULL OF CHARACTER
- NO FORWARD CHAIN
- LARGE & SPACIOUS ACCOMMODATION

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 & Spender. The Bournemouth Wessex Way is nearby 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.



England & Wales		EU Directive	
Performance Measure - Quality		Performance Measure - Safety	
2008/9/10		2008/9/10	
Category	Target	Category	Target
101-105	C	101-105	C
106-110	D	106-110	D
111-115	E	111-115	E
116-120	F	116-120	F
121-125	G	121-125	G
126-130	H	126-130	H
131-135	I	131-135	I
136-140	J	136-140	J

A horizontal scale for energy efficiency ratings. The scale is labeled 'Energy Efficiency Rating' at the bottom. It features seven vertical tick marks labeled A, B, C, D, E, F, and G from left to right. Each tick mark is accompanied by a horizontal bar of a different color: A is light blue, B is light green, C is light orange, D is light yellow, E is light red, F is light purple, and G is light grey. Above the scale, the text 'Energy Efficiency Rating' is repeated, followed by 'Energy efficiency rating - better rating means better' and 'Energy efficiency rating scale'.

room dimensions given above are approximate measurements. The calculation is based on the area of the property as a guide to prospective buyers. Accordingly, the dimensions given above are approximate measurements. 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.

