



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
- RICH IN HISTORY
- GARAGE AND PARKING
- NO FORWARD CHAIN
- 2/3 BEDROOM GROUND FLOOR APARTMENT
- CLIFF TOP LOCATION
- FULL OF CHARACTER
- 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 & 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.



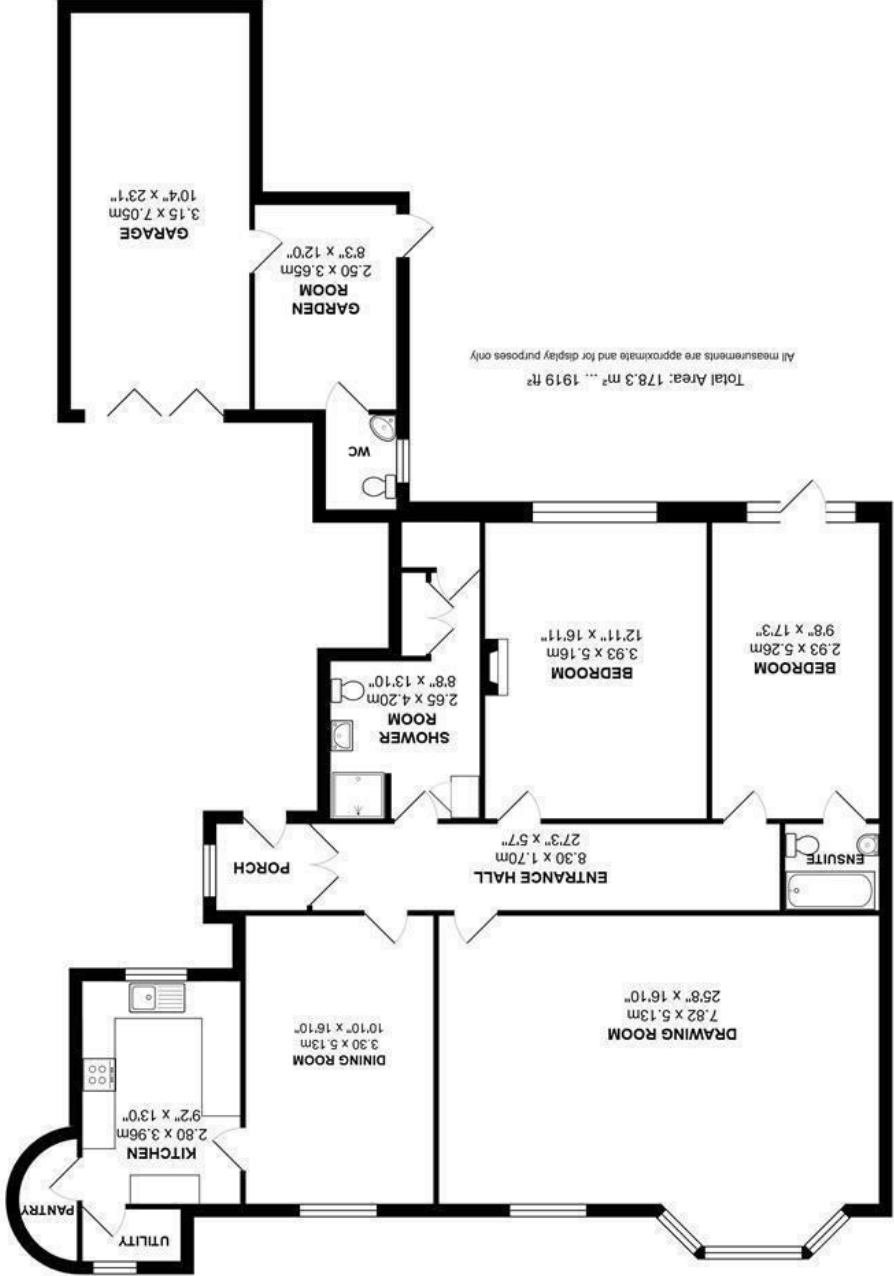


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All room dimensions given above are approximate measurements

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