



HIVE



APARTMENT 11 GADBRIDGE
COURT
31 WEST CLIFF ROAD
BOURNEMOUTH
BH4 8AY

Agent's introduction

This stylish, second-floor gem is all about prime coastal living on the West Cliff and is just a short stroll to the beach. With an airy open-plan lounge, sleek kitchen, dual-aspect principal bedroom, and modern bathroom, plus an extra WC, it's the epitome of convenience. Includes garage, residents' parking, and a share of freehold with a long lease. Pet-friendly with permission, this is a must-see apartment!







Property highlights

- Beautifully presented apartment
- Fantastic location less than 0.5 mile from the beach
- Level 0.5 mile walk to Westbourne
- Three double bedrooms
- Modern bath/shower room
- Additional WC
- Open plan kitchen/dining/living space
- Garage
- Lift service to all floors
- Share of freehold



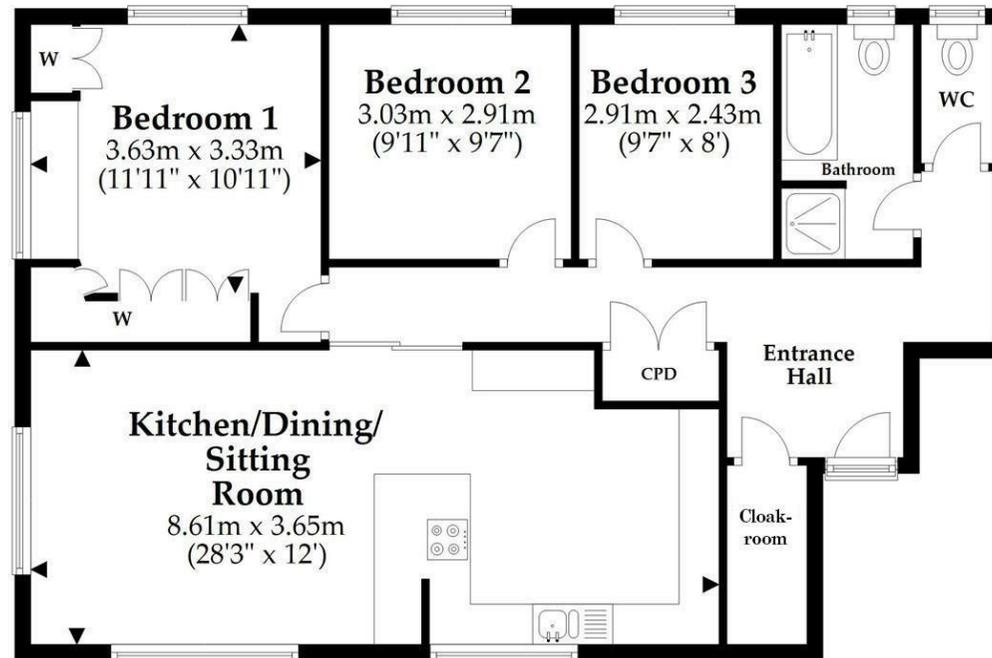
Floor plan and EPC



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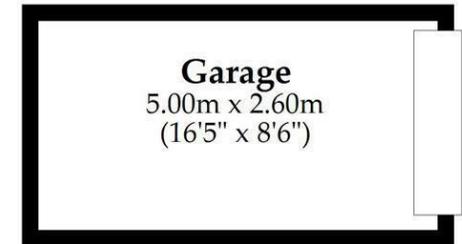
Second Floor

Approx. 85.5 sq. metres (920.4 sq. feet)



Garage

Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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