



Connells

Sonnet West Cliff Gardens
Bournemouth



Property Description

Connells Southbourne are pleased to present Sonnet, an exclusive coastal development completed in 2023, ideally positioned within the highly sought-after West Cliff Gardens, Bournemouth. This collection of luxury apartments have been crafted to an exceptional standard, combining contemporary design with refined coastal elegance. With just three properties remaining, this represents 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 beautifully appointed first floor apartment offers two double bedrooms, an en-suite and separate bathroom, and a spacious open-plan kitchen/sitting/dining area. The property further benefits from a private balcony, share of freehold, and an energy-efficient air source heat pump, creating a superb modern home by the coast.

Approach

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

Communal Entrance Hall

Lift and stair access to all floors. Front door opens into the;

Entrance Hall

On entering the hallway, you're greeted with light oak herringbone LVT flooring and useful storage housing the MODULAIR air-circulation system.

Open Plan Kitchen / Diner

At the heart of the home, the open-plan kitchen, lounge and dining area is flooded with natural light through dual-aspect windows offering breathtaking views across communal gardens toward the clifftops and Old Harry Rocks.

The kitchen comprises natural stone worktops, inset sink with gold mixer tap, Siemens oven and induction hob, Prima full-height fridge-freezer and dishwasher, and feature breakfast-bar lighting. The herringbone LVT continues seamlessly throughout.

Bedroom One

Bedroom one enjoys a dual aspect bay window. Door 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

Bright room with a side aspect window.

Bathroom

This beautifully finished bathroom is styled with elegant white herringbone tiling and high-quality contemporary fittings throughout. A sleek panelled bath with glass screen and striking brushed brass rainfall shower creates a luxurious focal point, complemented by a matching handheld attachment. Stylish vanity unit with integrated basin and brass fittings, alongside a concealed WC and heated towel rail.

Outside

Externally, the development is set within attractive, landscaped communal grounds, featuring planted borders, and paved walkways that create a welcoming approach. The building itself is an elegant coastal property with traditional detailing and private balconies, with this apartment enjoying stunning sea views across the bay. The apartment further benefits from secure undercroft parking with key fob access, along with lift service to all floors, offering both convenience and peace of mind.

Agents Notes;

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your

chosen Plot - clarification should be sought from our sales team.

Lease: 999 years from 1 January 2023

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 Details

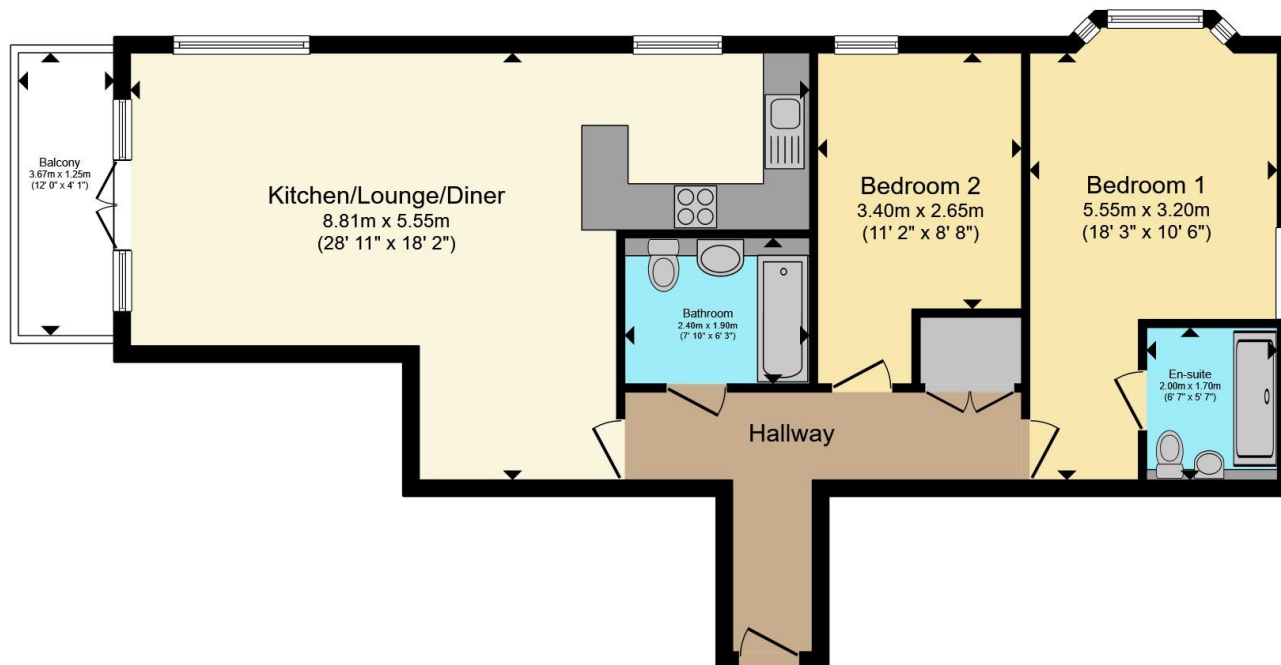
- o Tenure: Share of Freehold
- o Floor: First floor (with lift access)
- o Heating: Gas central heating via column radiators
- o Air System: MODULAIR air-circulation system
- o Flooring: Light oak herringbone LVT; soft grey carpets to bedrooms; wood-effect tiling to bathrooms
- o Kitchen: Bottle-green & ivory units, natural stone worktops, Siemens oven & induction hob, Prima full-height fridge-freezer & dishwasher, inset sink with gold mixer tap, feature lighting
- o Bathrooms: Navy/green feature walls, matching vanity units, rainfall showers, gold fittings, concealed WC's, heated towel rails
- o Parking: One space in secure undercroft garage with fob entry
- o Communal Areas: Lift to all floors, entrance lobby, landscaped communal gardens

Location









Total floor area 78.9 m² (849 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

To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating:
 Exempt

Service Charge:
 1933.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306768

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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