



Flat 3, 34 West Overcliff Drive, Bournemouth BH4 8AB
£2,250 Per Month





This ground floor apartment situated in a recently converted character building includes open-plan living space with fitted kitchen, two double bedrooms, bathroom and en-suite. Landscaped communal gardens and resident parking. Close to award-winning beaches and Westbourne town centre with shops, cafés, restaurants and local amenities.

- TWO DOUBLE BEDROOMS
- READY TO MOVE INTO
- HIGH QUALITY FINISH THROUGHOUT
- SHORT WALK TO THE BEACH
- GROUND FLOOR APARTMENT
- NEWLY CONVERTED
- QUIET LOCATION
- PARKING

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 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

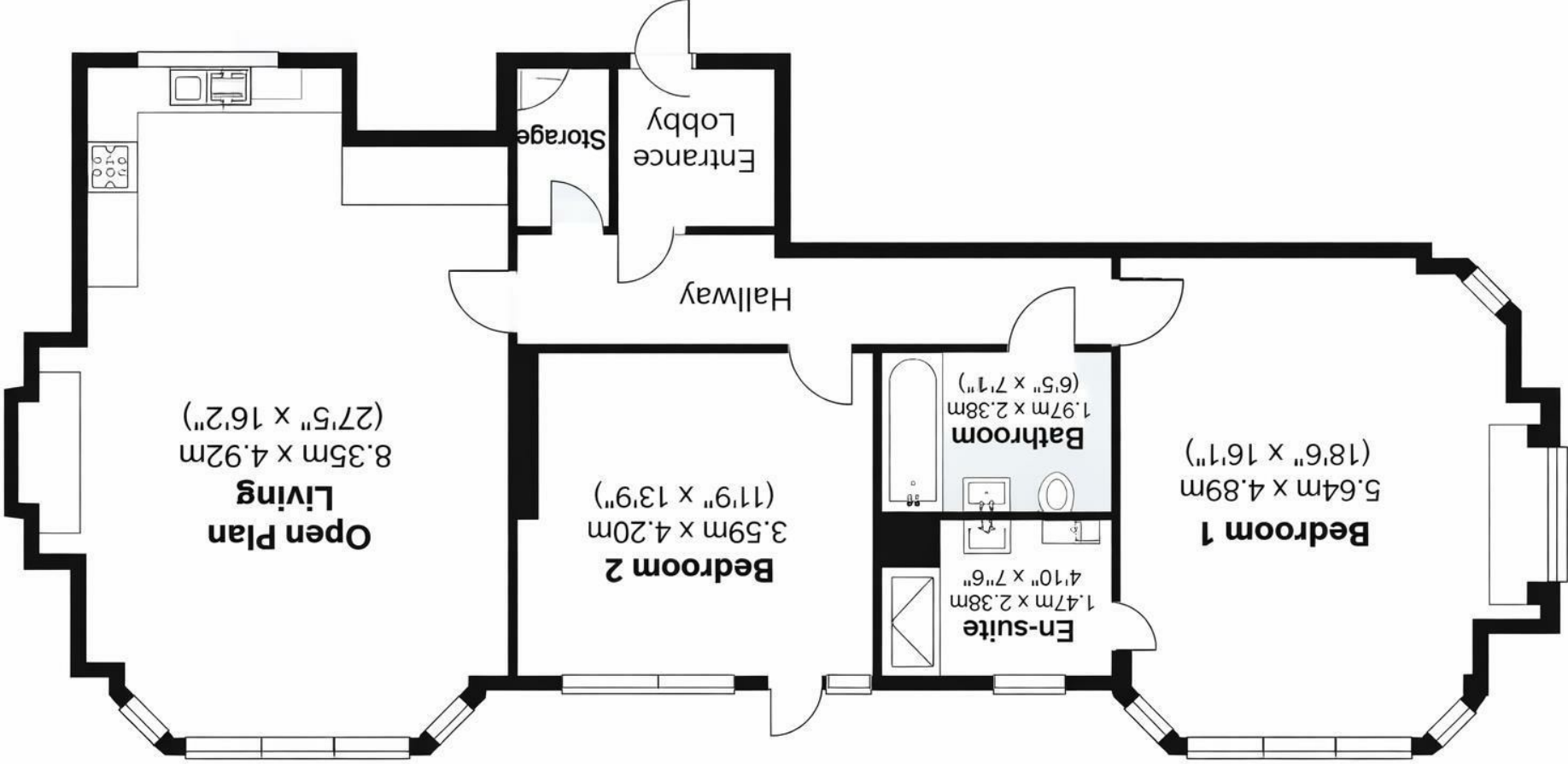
A newly converted two bedroom, two bathroom apartment set within a character building on the popular Westover Cliff Drive. The property has been completely refurbished throughout and is presented in brand-new condition, offering modern fittings and finishes while retaining selected original features. The accommodation includes an open-plan living space with modern kitchen, two well-proportioned bedrooms and two contemporary bathrooms, including an en-suite to the principal bedroom.





Ground Floor (Flat 3)

Approx. 103.4 sq. metres (1113.5 sq. feet)



Total Area: Approx. 103.4 sq. metres (1113.5 sq. feet)

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	A
101-121	B
81-100	C
61-80	D
41-60	E
21-40	F
1-20	G
Not environmentally friendly - higher CO2 emissions	
Climate	Current

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower CO2 emissions	A
101-121	B
81-100	C
61-80	D
41-60	E
21-40	F
1-20	G
Not environmentally friendly - higher CO2 emissions	
Climate	Current

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• They do not constitute an offer of contract for sale.
• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
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.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.