



West Cliff

A FIRST FLOOR TWO BEDROOM APARTMENT
EPC Rating: Band C

£300,000 Leasehold

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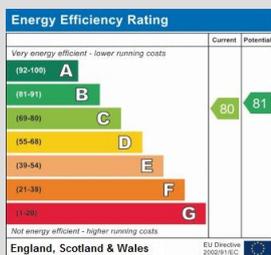


West Cliff

A WELL PRESENTED 1ST FLOOR APARTMENT

- Entrance Hall • Lounge/dining room
 - Kitchen/breakfast room
 - 2 Double bedrooms
- 2 Bathrooms • Balcony • Double glazing
- Underfloor heating • Secure Parking

(ref: 964152)



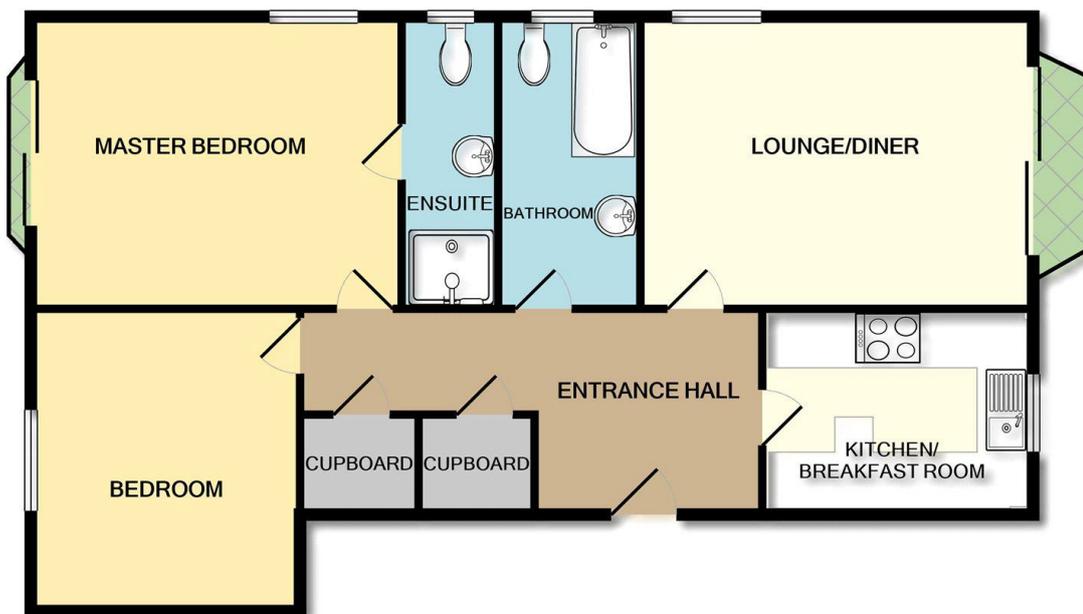
Goadsby are delighted to offer this well presented 1st floor apartment in a contemporary development. The apartment is situated in a south westerly facing position in a prominent and sought-after location in the heart of West Cliff. Within close distance are both the famous sandy beaches of Durley Chine along with the shops and amenities of Westbourne and Bournemouth. This convenient location would make the apartment ideal either as a second home or as a spacious main home.

The apartment opens into a large entrance hall with two storage cupboards and access to all principle rooms. The lounge/dining room is a lovely size and benefits from sliding doors leading to a balcony. The modern kitchen/breakfast room has a range of floor and wall mounted units with granite worktops and a breakfast bar. Built in appliances include eye level double oven, four ring gas hob with cooker hood over, integrated fridge freezer, slimline dishwasher, and washing machine.

The master bedroom boasts a Juliette balcony and a modern en-suite shower room. There is a further double bedroom again with fitted wardrobes and a large family bathroom with wash hand basin inset into vanity unit, WC and panelled bath with shower attachment.

The apartment also benefits secure underground parking, gas fired underfloor heating throughout and double glazing. Viewings are highly recommended to appreciate the condition, location and size of this beautiful apartment.

Lounge/Dining Room	4.42m (14'6") x 3.47m (11'5")
Kitchen	3.22m (10'7") x 2.43m (8')
Bedroom 1	4.08m (13'5") x 3.48m (11'5")
En Suite	3.44m (11'3") x 1.11m (3'8")
Bedroom 2	3.95m (13') x 2.8m (9'2")
Bathroom	3.47m (11'5") x 1.7m (5'7")



DRAFT DETAILS

This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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We are awaiting verification of these details by the seller(s).

Brochure prepared by Dominic Allen

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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