



WEST CLIFF MANSIONS, HAHNEMANN ROAD, BOURNEMOUTH, DORSET, BH2

£375,000 LEASEHOLD

West Cliff mansions was built in 2022 to a very high standard and occupies a prime position in the West Cliff area of Bournemouth. The beach is just a few minutes' walk away, and good transport links and local amenities are also nearby. The property is in superb order throughout and makes perfect home by the sea.

Purpose built modern apartment | Two double bedrooms | Two contemporary bathrooms | Bespoke kitchen | Lounge diner | Private balcony | Allocated parking | Minutes' walk away from the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close 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 the Weymouth to London Waterloo South West train service.



DESCRIPTION

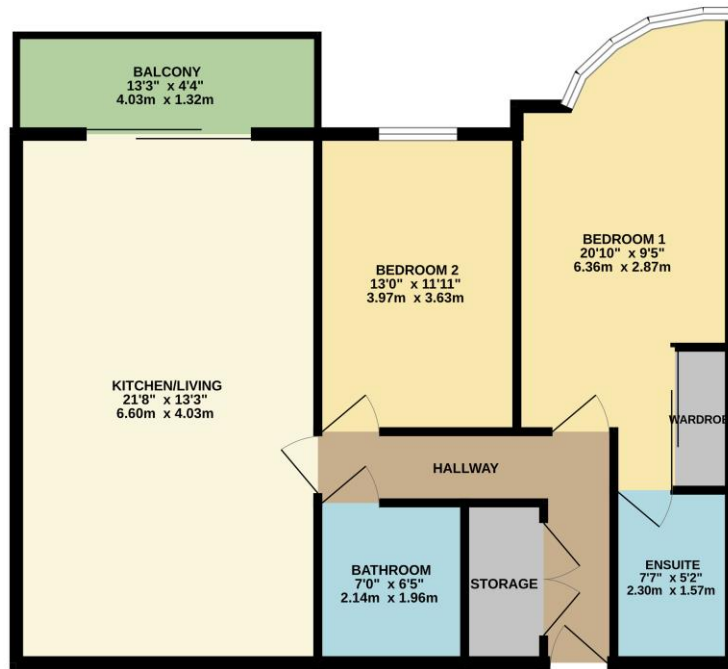
The property is situated on the second floor which can be accessed via a lift or stairs through immaculately presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard, and doors to principal rooms.

There is a large lounge diner which has ample space for a dining table and access onto the private balcony. The balcony is a good size with space for free standing furniture. The bespoke kitchen is open plan to the lounge and benefits from a range of base and eye level work units with integrated appliances.

There are two generous double bedrooms. The master bedroom has the added benefit of a contemporary en suite shower room and an array of built in wardrobes. The family bathroom is tiled and comprises of a stylish suite to include wc, wash hand basin and bath with shower above.

A parking space is conveyed with the apartment.

SECOND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Leasehold 145 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2098pa

AT A GLANCE

- Purpose built modern apartment
- Two double bedrooms
- Two contemporary bathrooms
- Bespoke kitchen
- Lounge diner
- Private balcony
- Allocated parking
- Minutes' walk away from the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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