



BAYVIEW, WEST CLIFF GARDENS, BOURNEMOUTH, BH2

£300,000 SHARE OF FREEHOLD

Panoramic sea views reaching from the Isle of Wight to Old Harry Rocks. An incredibly well presented two bedroom top floor apartment situated in this well maintained development of privately owned apartments. Set on the cliff top and just moments from the beach.

Panoramic sea views | Top floor | Two double bedrooms | Lounge diner | Modern kitchen & bathroom | Moments from cliff top and beach | Vacant possession

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.



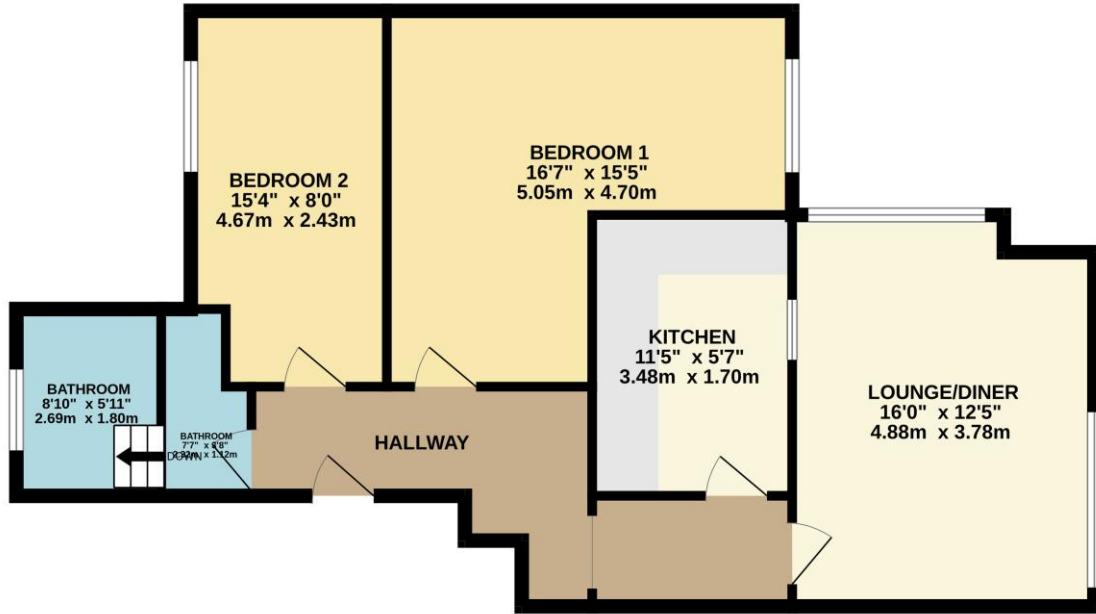
DESCRIPTION

This top floor flat boasts panoramic sea views stretching from Isle of Wight to Old Harry Rocks. The property features two double bedrooms, a spacious lounge diner, a modern kitchen and bathroom, all presented in excellent condition. With a size of 771 sq/ft, this vacant possession offers a tranquil retreat by the seaside.

Situated on the cliff top in the desirable West Cliff location, this property is just moments away from the beach and a short walk to the vibrant town of Westbourne. Residents will enjoy easy access to good transport links, providing convenience for exploring the surrounding areas.

This well-presented flat is ideal for those seeking a peaceful coastal lifestyle with the convenience of nearby amenities.

771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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: E

TENURE: Share of Freehold 986 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1700 per annum

AT A GLANCE

- Panoramic sea views
- Top floor
- Two double bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Moments from cliff top and beach
- Vacant possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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