



**CHERITON, WEST CLIFF ROAD, BOURNEMOUTH, DORSET, BH4**

**£275,000 LEASEHOLD**

A well-presented ground floor apartment situated on the south aspect of this well maintained development on Westcliff Road. Located just a short level walk to the vibrant coffee culture and shops of Westbourne whilst also being close to the beach this property benefits from bright, spacious, accommodation with a patio and garage.

Purpose built | Ground floor | Two double bedrooms | Large lounge diner  
| Contemporary Shower room | South facing patio | Garage | Superb  
location

**Westbourne** | 01202 767633 |

**Winkworth**





## LOCATION

Almost opposite the apartment is the entrance to Alum Chine can be found and this footpath leads straight to the renowned award-winning local Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also near by and offers a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.





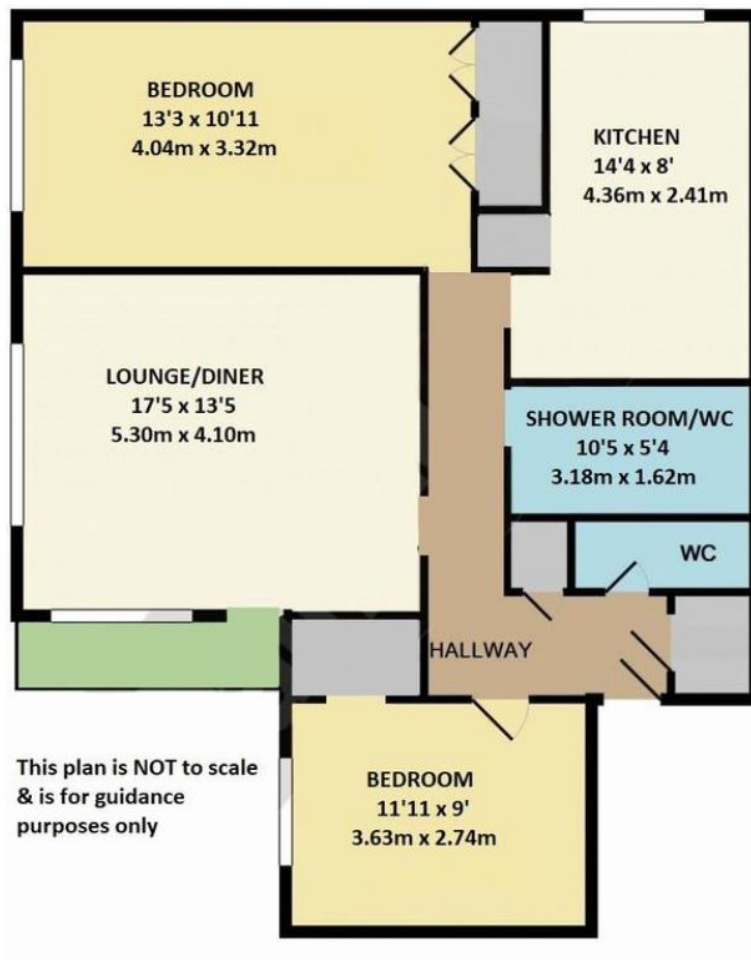
## DESCRIPTION

The property is situated on the ground floor which can be accessed through well-presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses two storage cupboards and doors to principal rooms.

The bright lounge is a particular feature of the property benefiting from dual aspect windows and access onto the south facing patio, there is also ample room for dining table. The kitchen breakfast room is a good size and is fitted with a range of contemporary base and eye level work units with space and plumbing for freestanding appliances.

The master bedroom is a generous double sized room with a range of fitted wardrobes. The second bedroom is also a double room. The property benefits from a modern family shower room fitted with a contemporary suite. In addition to this there is a separate WC.

A garage is conveyed with the property.



*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: C**

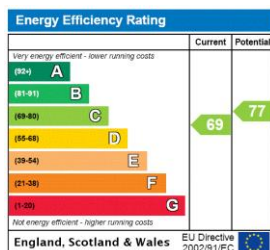
**TENURE:** Leasehold 132 years remain

**LOCAL AUTHORITY: BCP**

**SERVICE CHARGE:** £1948 per annum

## AT A GLANCE

- Purpose built
- Ground floor
- Two double bedrooms
- Large lounge diner
- Contemporary Shower room
- South facing patio
- Garage
- Superb location



Westbourne | 01202 767633 |

**Winkworth**