



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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## Flat 4, St Anthony's 23 West Cliff Road, WEST CLIFF BH4 8BD

£350,000

### The Property

Brown and Kay are pleased to market this two/three bedroom apartment ideally positioned on the West Cliff within ease of reach of the beach. The property occupies a raised ground floor position and boasts generously proportioned accommodation throughout to include a lovely dual aspect 20' living room with access to the balcony, well fitted kitchen, dining room/bedroom three, bathroom and separate w.c. There are well tended grounds surrounding the development and there is also the added benefit of an allocated underground parking space.

St Anthony's occupies a super position on the highly sought after West Cliff, being within strolling distance of glorious sandy beaches with miles upon miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. The apartment is also well located to take advantage of both the vibrant town centre of Bournemouth which offers a comprehensive range of shopping and leisure pursuits, and the bustling village of Westbourne which has a more laid back ambiance with an eclectic mix of cafe bars, restaurants and boutique shops. Bus services are also accessible and operate to surrounding areas and Bournemouth rail station is close by with links to London Waterloo.

### ENTRANCE HALL

#### LIVING ROOM

20' 4" x 11' 4" (6.20m x 3.45m) Enjoying a dual aspect with double glazed patio door to the balcony.

#### BALCONY

With a pleasant southerly aspect.

#### KITCHEN

10' 7" x 9' 4" (3.23m x 2.84m) Well fitted kitchen equipped with a range of base and wall units, Neff integrated double oven and Neff electric hob, integrated Hotpoint combination oven, integrated dishwasher and washing machine, space for fridge/freezer, double glazed window to the rear aspect.

#### BEDROOM ONE

15' 9" x 10' 5" (4.80m x 3.17m) Fitted wardrobes, double glazed window to the rear aspect.

#### BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m) Double glazed window to the front aspect.

#### BEDROOM THREE/DINING ROOM

9' 9" x 7' 11" (2.97m x 2.41m) Double glazed window to the front aspect.

#### BATHROOM

Suite comprising bath with shower over, fitted unit with wash hand basin, w.c., frosted window to the rear.

### SEPARATE W.C.

W.C. and frosted window to the rear.

### COMMUNAL GROUNDS

St Anthony's sits in well maintained ground with areas of lawn and established planting.

### UNDERGROUND PARKING

An allocated parking space is conveyed with the apartment.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 977 years remaining

Maintenance -

Management Agent -

### COUNCIL TAX - BAND D