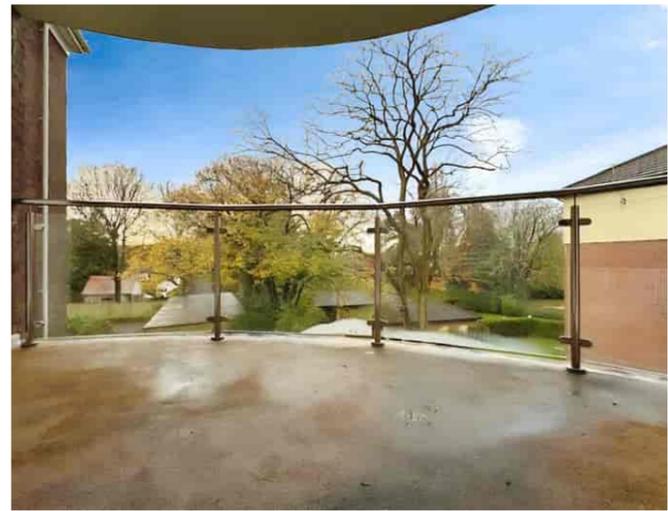




Flat 9, Wilton Place, 66 West Cliff Road, WEST CLIFF, Dorset BH4 8BE

£325,000

brown & kay



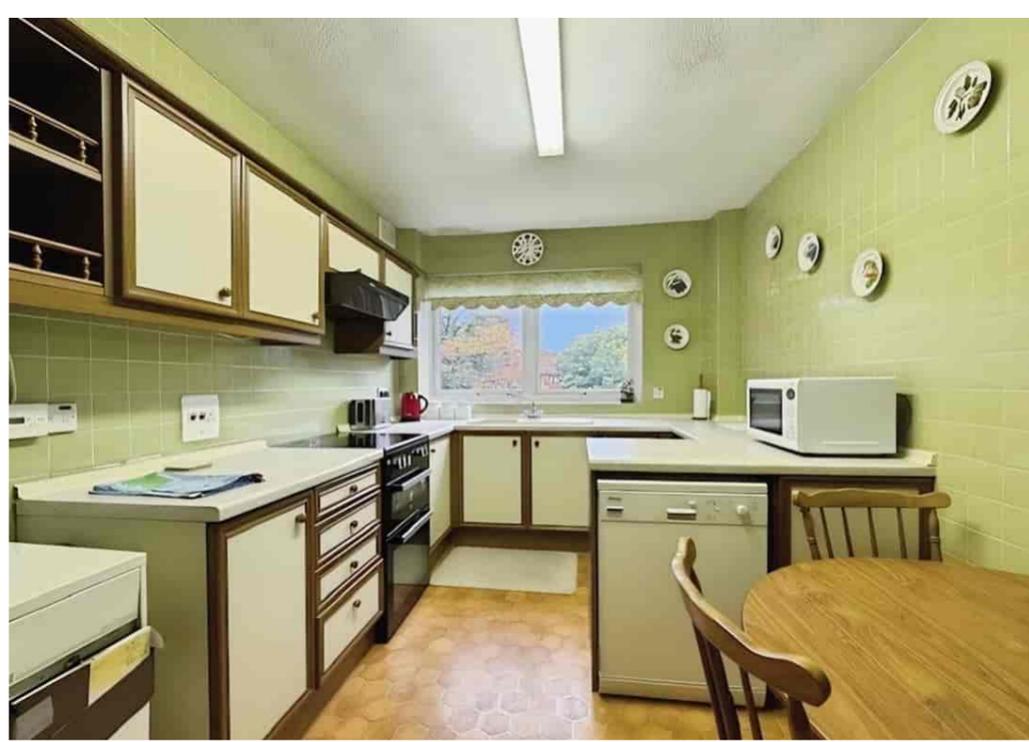
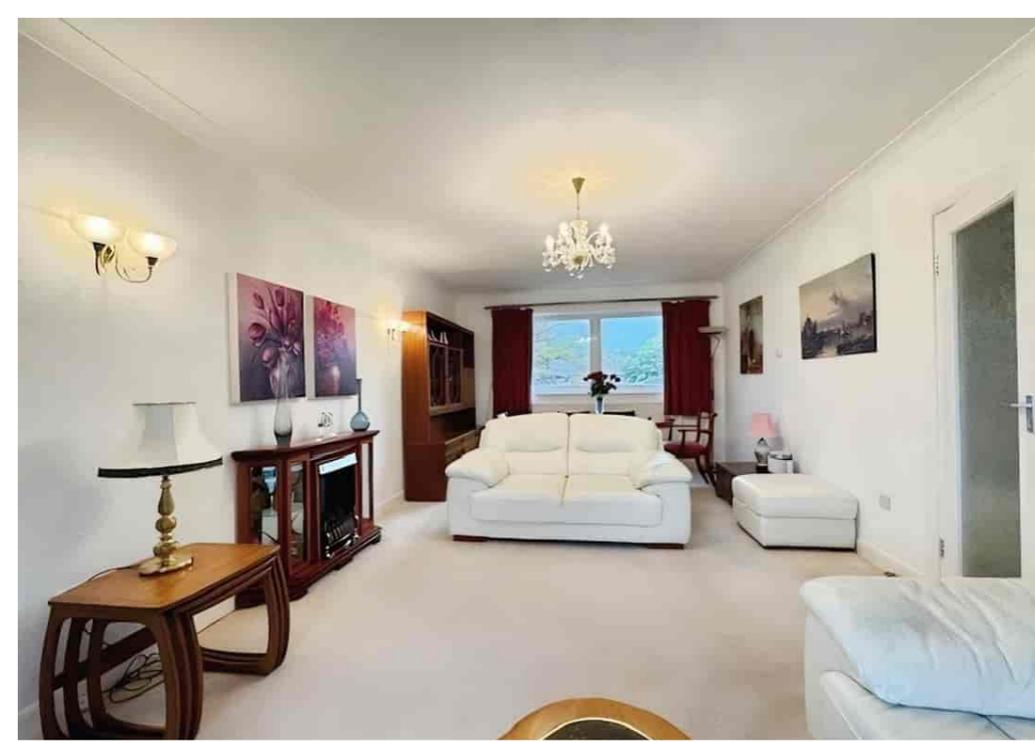
DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Brown and Kay are delighted to market this spacious two bedroom apartment located on the sought after West Cliff moments from the beach. The property enjoys a second floor position and internally affords generously proportioned accommodation to include a good size lounge/diner with access to the balcony, well fitted kitchen, two bedrooms, an en-suite shower room and main bathroom. A particular feature of the home is the lovely size balcony with pleasant outlook, and together with a garage and no onward chain, this would make an excellent property choice, whether it be a main home or 'lock up and leave' holiday home.

Wilton Place occupies a super position on the highly desirable West Cliff ideally located to take advantage of all the area has to offer. Moments from the apartment are pathways which lead to glorious sandy beaches with miles upon miles of scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Westbourne village with its wide and varied range of cafe bars, restaurants and boutique shops, as well as the usual high street names such as Marks and Spencer food hall, is within comfortable walking distance as are bus services which operate to surrounding areas.

MATERIAL INFORMATION

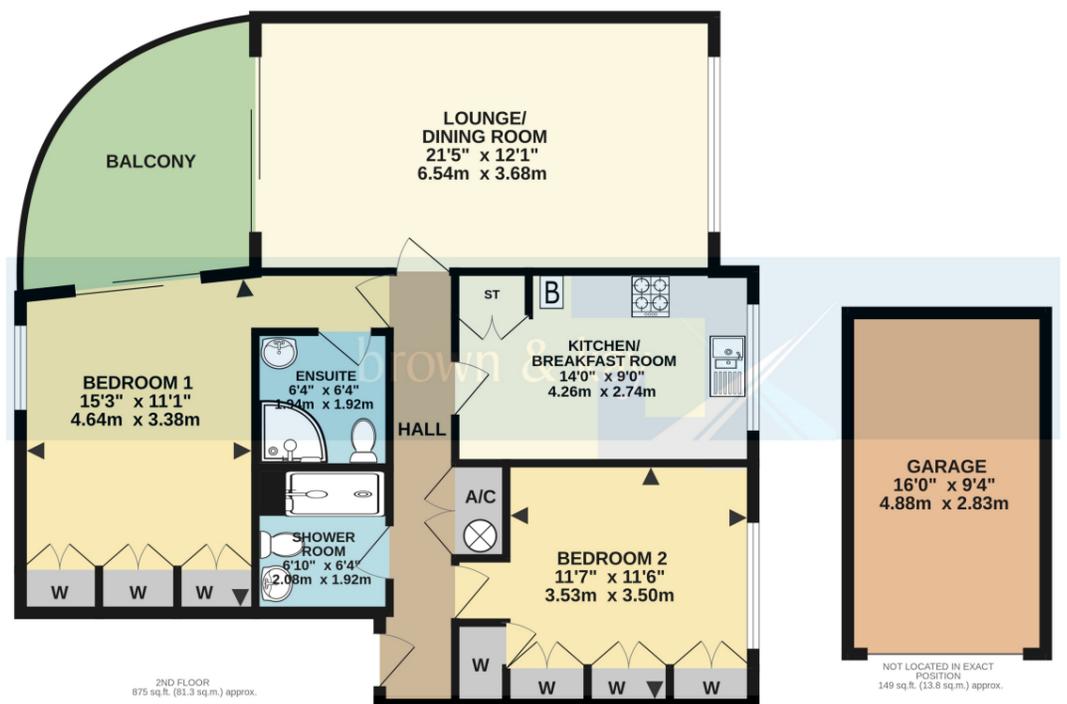
Tenure - Share of Freehold
 Length of Lease - 999 years from 1 January 2004
 Service Charge - £970 per half year
 Management Agent - Self Managed, Wilton Place Freehold Limited
 Pets - Not Permitted
 Lets (AST & Holiday lets) - Not permitted
 Parking - Garage and visitor spaces
 Utilities - Mains Electricity, Gas and Water
 Drainage - Mains Drainage
 Broadband and Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- TWO BEDROOMS
- SECOND FLOOR (LIFT ACCESS)
- SUNNY ASPECT BALCONY
- BATHROOM & EN-SUITE SHOWER ROOM
- GARAGE
- IN NEED OF MODERNISATION
- CLOSE TO WESTBOURNE & BEACH
- COUNCIL TAX - BAND D
- SHARE OF FREEHOLD

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	72
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	