

Strathaven  
16 West Overcliff Drive, Bournemouth BH4 8AA  
£599,500

**MAYS**  
ESTATE AGENTS



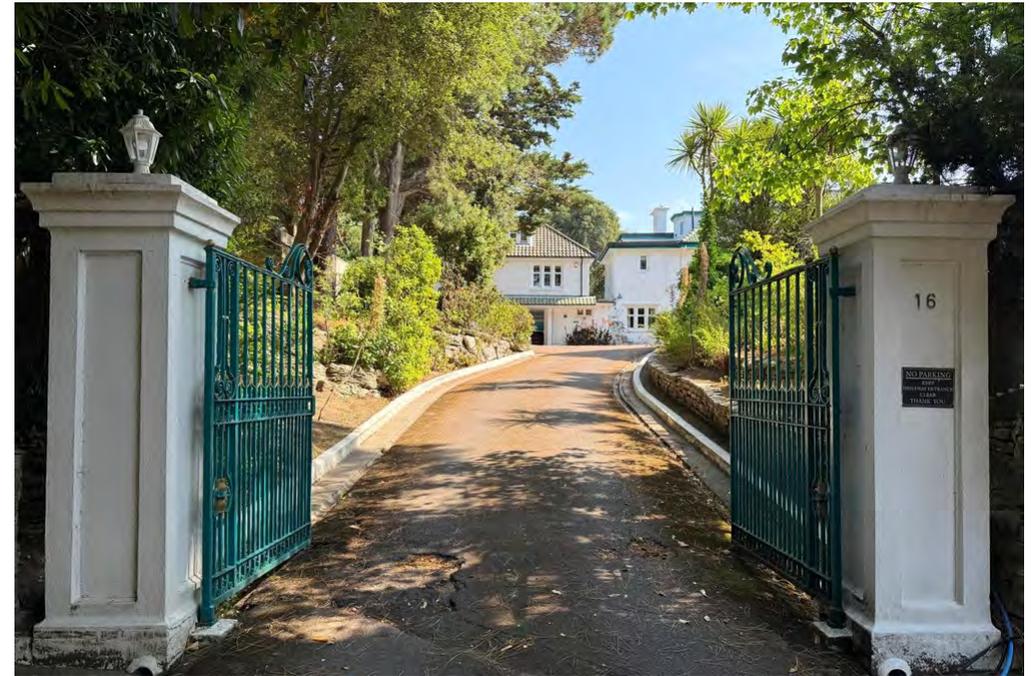


## Property Summary

Properties of this scale, provenance and historic significance seldom come to market. This exceptional ground-floor garden apartment presents a unique chance to acquire a home once owned by Sir Alex Maclean of the renowned Maclean toothpaste family and has been described as one of the area's finest and best-known residences.

## Key Features

- Exceptional ground floor apartment with around 2000 sqft of elegant accommodation
- Impressive sitting room with high ceilings & bay window
- Spacious kitchen with pantry & utility room
- Separate dining room
- Garden Room
- Principal suite with ensuite & direct access to the gardens
- Further double bedroom & separate shower room
- Large cellar ideal for use as a home office, gym or studio
- Tandem garage, allocated & visitor parking & private south-facing garden
- Highly sought after West Overcliff location close to Bournemouth's award-winning beaches





## About the Property

Set within the highly sought-after West Overcliff Conservation Area and just a five-minute stroll from Bournemouth's award-winning beaches, this remarkable property combines almost 2,000 sq ft of elegant accommodation with a private entrance, expansive south-facing gardens and a wealth of period charm.

The original drawing room of the Maclean residence now forms an impressive sitting room, complete with an ornate fireplace, intricate cornicing, wall panelling and a magnificent bay window. High ceilings and original features continue throughout complemented by a spacious kitchen with a separate pantry and utility room.

The principal bedroom suite includes an ensuite bathroom and direct access to the gardens, while the second double bedroom is served by a generous family shower room finished in a traditional style. A large garden room, which is accessible from both bedrooms, offers serene views over the private landscaped garden, with the added benefit of a large cellar ideal for use as a home office, gym or studio.

Further features include a tandem garage, allocated and visitor parking.

We feel this property offers a perfect opportunity to sympathetically modernise a home of true distinction in one of Bournemouth and Poole's most prestigious coastal locations.

An early viewing is strongly advised to secure this rare gem.

Tenure: Leasehold 180 years remaining

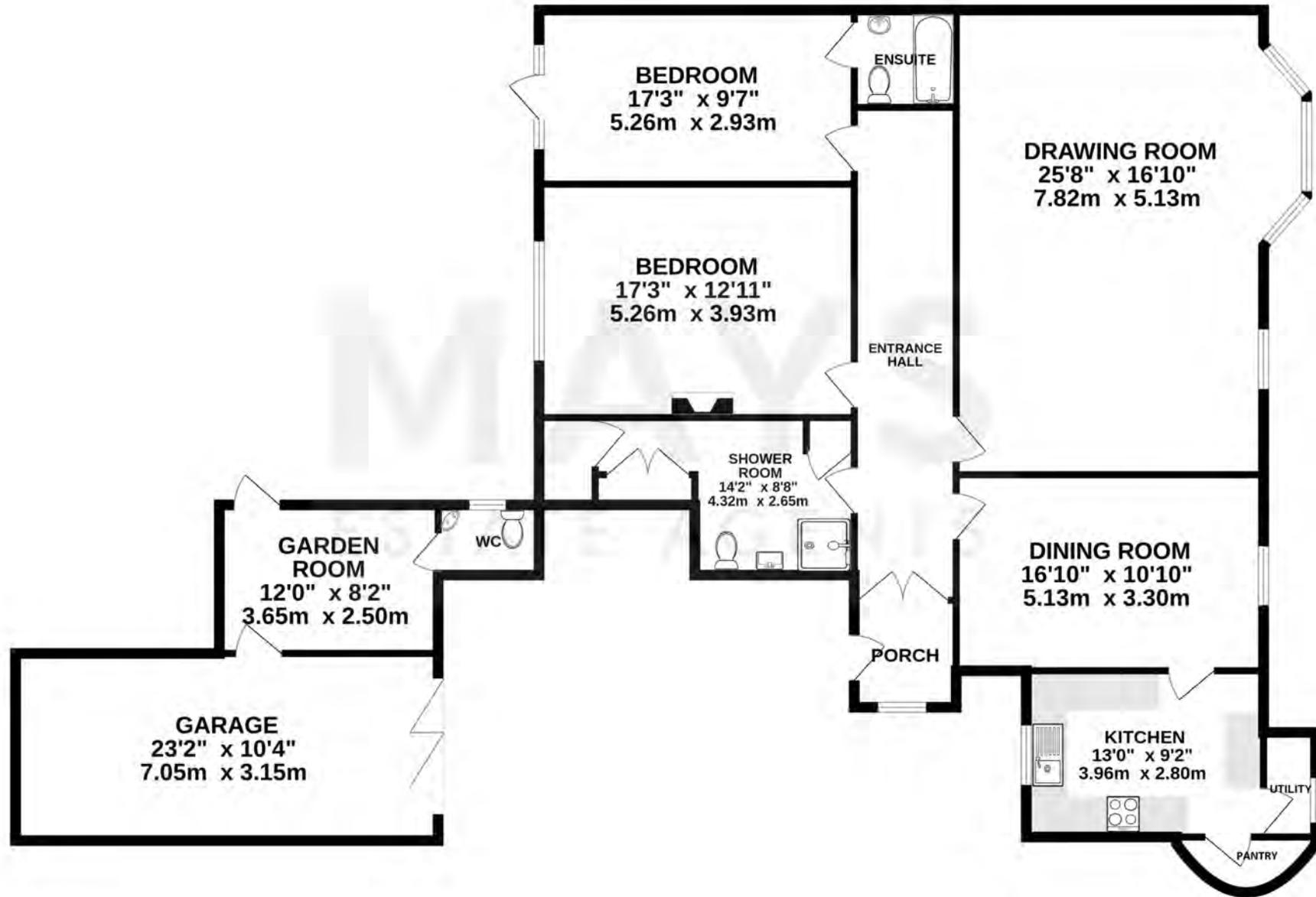
Council Tax Band: E

Pets are permitted



TOTAL FLOOR AREA : 1919sq.ft. (178.3 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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### About the Location

Situated in the highly prestigious West Cliff area, this property enjoys a prime location within walking distance of Bournemouth's vibrant town centre, with its array of shops, theatres and restaurants. The award-winning sandy beaches of Alum and Durley Chines are just moments away offering the perfect coastal lifestyle. A short drive brings you to Westbourne Village, renowned for its eclectic mix of stylish bars, cosy cafés, exclusive boutiques and independent shops.

Excellent transport links make this an ideal location for both work and leisure. Bournemouth's mainline railway station provides direct services to London Waterloo, while the nearby M27 offers swift road access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are both within easy reach and Poole Harbour's ferry terminal offers routes to the Channel Islands and mainland Europe.

### About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	<b>60</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

#### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

#### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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