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TOP FLOOR PENTHOUSE WEST

SUN TERRACE





Sea Mist

Sea Mist is one of two luxury Penthouse apartments within The Montague, a highly sought after new development of luxury apartments set within it's prime location of Bournemouth's West Cliff benefiting from being only a short walk to Bournemouth Beach, Town Centre and Westbourne Village with it's array of boutique shops and cafes. This Penthouse offers fantastic 360 degree views of the area of Bournemouth and Westbourne out towards the Isle Of Wight and the Purbecks. An internal viewing is highly advised to fully appreciate.

The Montague sits within secure electric gates and benefits from allocated off road parking and sits on well tended communal grounds. The apartment offers a fantastic opportunity for a main residence or holiday home for an escape by the sea.

Entrance

Door with visual security entry phone system leading through to communal entrance hall, stairs or lift leading through to the top floor, this Penthouse has double doors through to spacious Entrance Hall.

Entrance Hall

Smooth plastered ceiling, inset ceiling spot lights, dimplex electric heater, access to all principal rooms, power points, ambient LED skirting board lighting, double doors leading through to Living/Dining/Day Room and Kitchen area.

Living Area

Smooth plastered ceiling, inset to ceiling spotlights, provision for wall mounted TV, two wall light points, two dimplex electric heaters with wireless function, double glazed patio doors giving access through to sun terrace, Herringbone LVT flooring.

Kitchen

Impressive, newly fitted luxury kitchen with Quartz worktops over including centre isle, inset Bosch induction hob, integrated Bosch twin ovens, integrated fridge-freezer & wine cooler, countersunk sink unit with mixer tap, power points, integrated Bosch dishwasher, continuation of LVT flooring, ceiling mounted extractor, side aspect double glazed sash window, smooth plastered ceiling with inset to ceiling spot lights.

Dining Area

Continuation of LVT flooring, side aspect double glazed velux window, inset ceiling spotlights, power points.

Utility/Storage Room

Range of base units with Quartz work surfaces over, countersunk sink unit with mixer tap, integrated Bosch washer/dryer, part tiled floor, part wood effect laminate flooring, dimplex hot water cylinder, wall mounted consumer unit, inset ceiling spotlights, power points.



Enclosed Balcony

This spacious balcony is approached from both the living area & bedroom 1. Westerly aspect, tiled flooring, soffit lights, ppts. This Balcony offers a good amount of privacy and a pleasant elevated view.

Bedroom One

Spacious room, two wall-light points, smooth plastered ceiling, inset ceiling spotlights, power points, dimplex electric heater with remote access, TV points, side aspect double glazed Velux window, rear aspect double glazed patio doors giving access through to the sun terrace.

This room also leads through to a dressing room with power points and ceiling light points.

En-Suite

Luxury and contemporary en-suite with floating wash hand basin with drawer unit beneath, mixer taps, illuminated mirror over, WC with concealed cistern, tiled shower cubicle with thermostatic shower unit and two shower heads, luxury Porcelanosa tiles to the walls and floor, smooth plastered ceiling, inset ceiling spotlights, chrome heated towel rail.

Bedroom Two

Spacious double bedroom, inset ceiling spotlights, side aspect double glazed sash windows, dimplex electric heater with remote access, power points, TV points.

Bedroom Three

Spacious room, dimplex electric heater with remote access, side aspect double glazed sash window, power points, inset to ceiling spotlights, provision for wall mounted TV.

Principal Bathroom

Luxury & contemporary suite comprising of bath with tiled surround, shower over with thermostatic shower unit with two shower heads, WC with concealed cistern, floating wash hand basin with mixer tap, draw units beneath under an illuminated mirror, side aspect double glazed Velux window, Porcelanosa tiled flooring and walls, chrome heated towel rail.

Sun Terrace

From the communal hallway there are further steps up to the Sun Terrace Floor. With this apartment, there is an expansive 720sq ft (approx) sun terrace offering 360 degree townscape and sea views. The sun terrace is enclosed by toughened glass and is a real feature of this apartment. The terrace also has power points and has a tiled floor.

Outside Area

The Montague is set on well tended communal grounds which are gated. There is an allocated parking space with this property and a communal bike store.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

