



West Cliff Gardens, Bournemouth BH2 5HL



Property Summary

We are delighted to offer this beautifully positioned fourth-floor apartment boasting stunning sea views and an abundance of natural light throughout. Situated just moments from Bournemouth beach, this bright and airy home offers coastal living in a peaceful setting, perfect for those looking to enjoy the seaside lifestyle.



Key Features

- Fourth floor apartment with stunning sea views
- Private balcony
- Bright and airy lounge
- Bedroom with elevated sea views
- Moments from Bournemouth Beach
- Fully equipped kitchen
- Shower room
- Electric heating
- Large storage cupboard
- Furnished



About the Property

The property welcomes you into an entrance hall, with steps leading up to the bedroom, which enjoys stunning sea views and a light, airy feel. The lounge is spacious, offering a sunny aspect and access to a private balcony where you can relax and take in the views. The living space also benefits from a large storage cupboard and an additional fridge freezer.

The kitchen is well equipped with a fridge, washing machine, microwave, oven and hob, as well as a small, heated towel rail. The bathroom comprises a shower, toilet, sink and heated towel rail. The apartment has electric heating throughout and is offered furnished.

Please note there is no parking available with the property.

Council tax Band: A

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Electric heating

Water supply/sewerage details: Mains

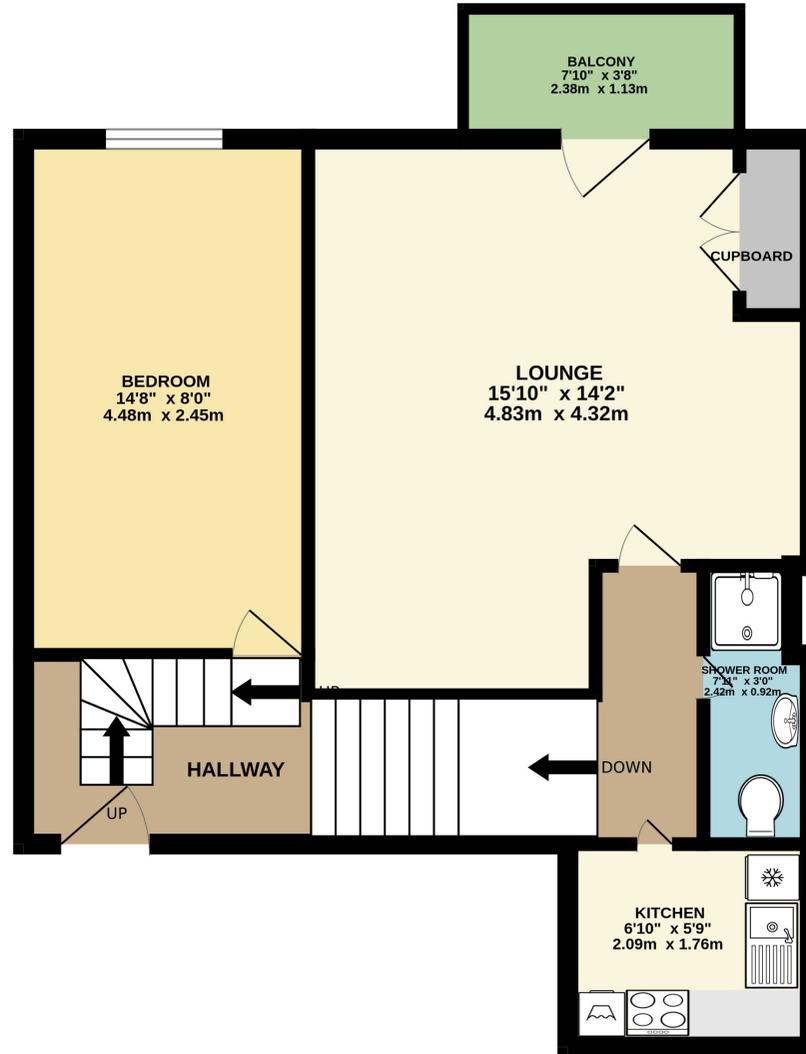
Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): Fourth

Unavailable for pets



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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.



About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

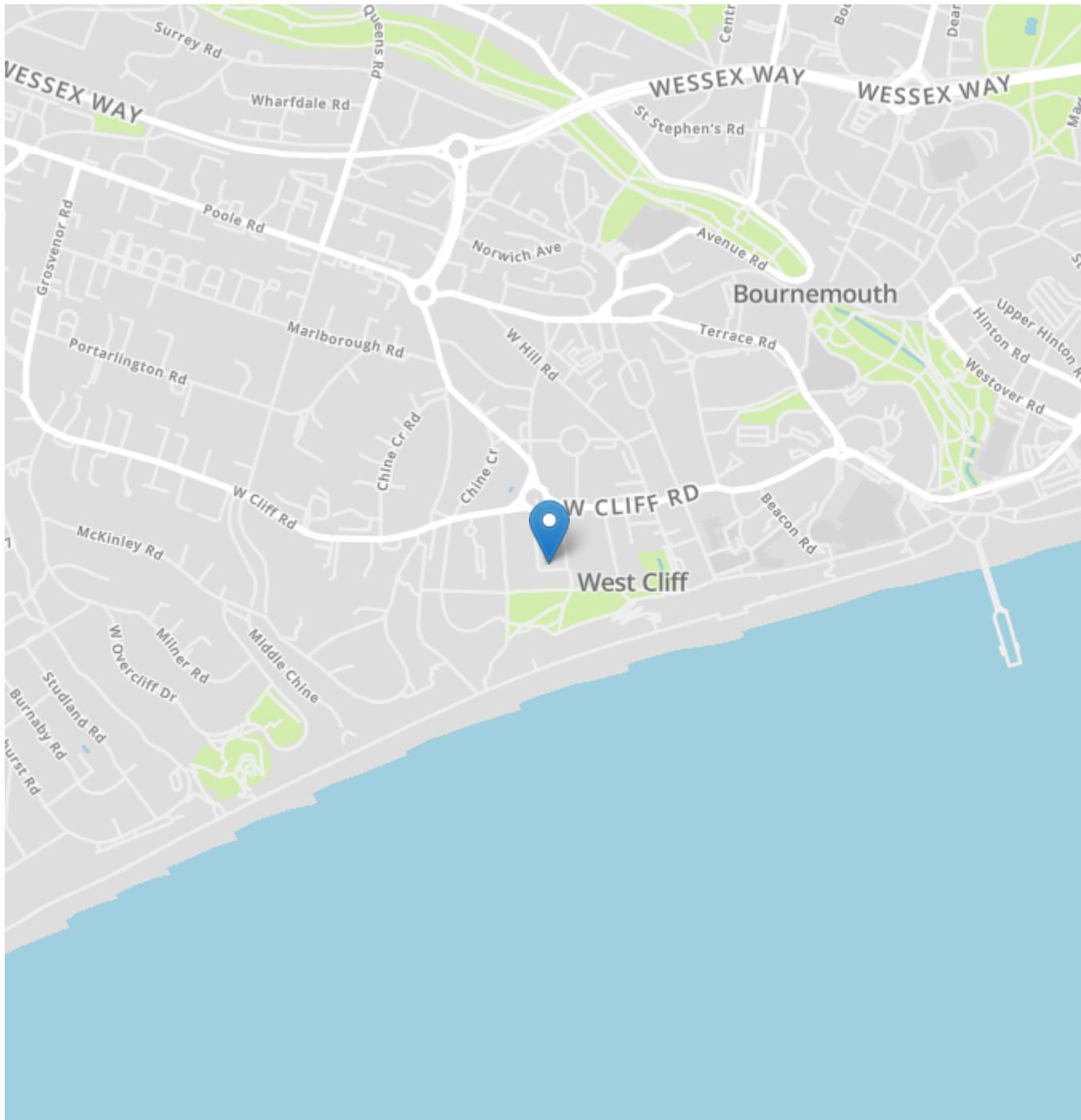


About Mays

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 and letting property 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - D03138

Mays Estate Agents - LETTINGS

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: lettings@maysestateagents.com

www.maysestateagents.com

MAYS

ESTATE AGENTS