

Bay View Gardens

14b West Cliff Road, West Cliff, Bournemouth BH2 5JB

Guide Price £600,000 Share of Freehold

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## Property Summary

A stunning frontline apartment with incredibly spacious accommodation and a generous south-facing terrace overlooking beautiful gardens extending to the sea. This first-floor property has a wonderful feeling of space and light throughout and the design of the accommodation focuses all principal rooms on the simply amazing view. As can be seen from the floorplan, the overall sizes are superb as is the amount of private outside space available on the terrace. The development is maintained in first-class order and offers gated underground parking and landscaped grounds which afford residents private access to the cliff top.

## Key Features

- Entrance hallway with generous storage
- Impressive living/dining room opening to a private terrace
- Modern fitted kitchen
- Principal bedroom with doors to the terrace and ensuite
- Second large double bedroom with fitted wardrobes
- Main bathroom
- Incredibly large south-facing terrace extending some 35 feet
- Secure gated underground parking
- Beautiful communal gardens with cliff-top access
- Sea views through established planting





### About the Property

Before we describe the property, we should make reference to the general feeling of quality that Bay View Gardens exudes. From immaculate communal areas to the stunning gardens, this development of luxurious homes is kept in first-class order throughout.

A communal entrance and lift lead to the first floor and private hallway of the apartment. The hallway has two double storage cupboards and double doors open to the living/dining room. The living/dining room is an incredibly large room that is flooded with light from dual aspect windows and doors. Whilst this room is undoubtedly impressive and allows for a flexible arrangement of furniture, it also truly invites the outside in with the private terrace connecting superbly and the windows providing beautiful views.

The kitchen is sensibly located next to the living/dining room and is fitted with a comprehensive range of units and appliances.

The principal bedroom extends to a maximum of 25ft, and a courtesy door leads from the bedroom to another area of the private outside terrace. The principal bedroom has a private ensuite shower room and there is also a built-in wardrobe. The second bedroom is again a large double which also benefits from built-in wardrobes and this in turn is serviced by a bathroom with a full-size bath.

Outside, there is secure and gated underground parking with a lift rising directly to the first floor where the apartment is situated. There is further provision for visitor parking to the front of the development.

As can be seen from the photographs, the gardens are truly stunning and have been beautifully landscaped with shaped beds and mature planting. With the beaches and sea beyond the development has made the most of the location by introducing a resident's secure gate that leads directly to the cliff top from the gardens.

In our opinion, this apartment truly embraces all that's good about life on the South Coast. Sea views, coastal walks and amenities on your doorstep – it's about as good as it gets..!

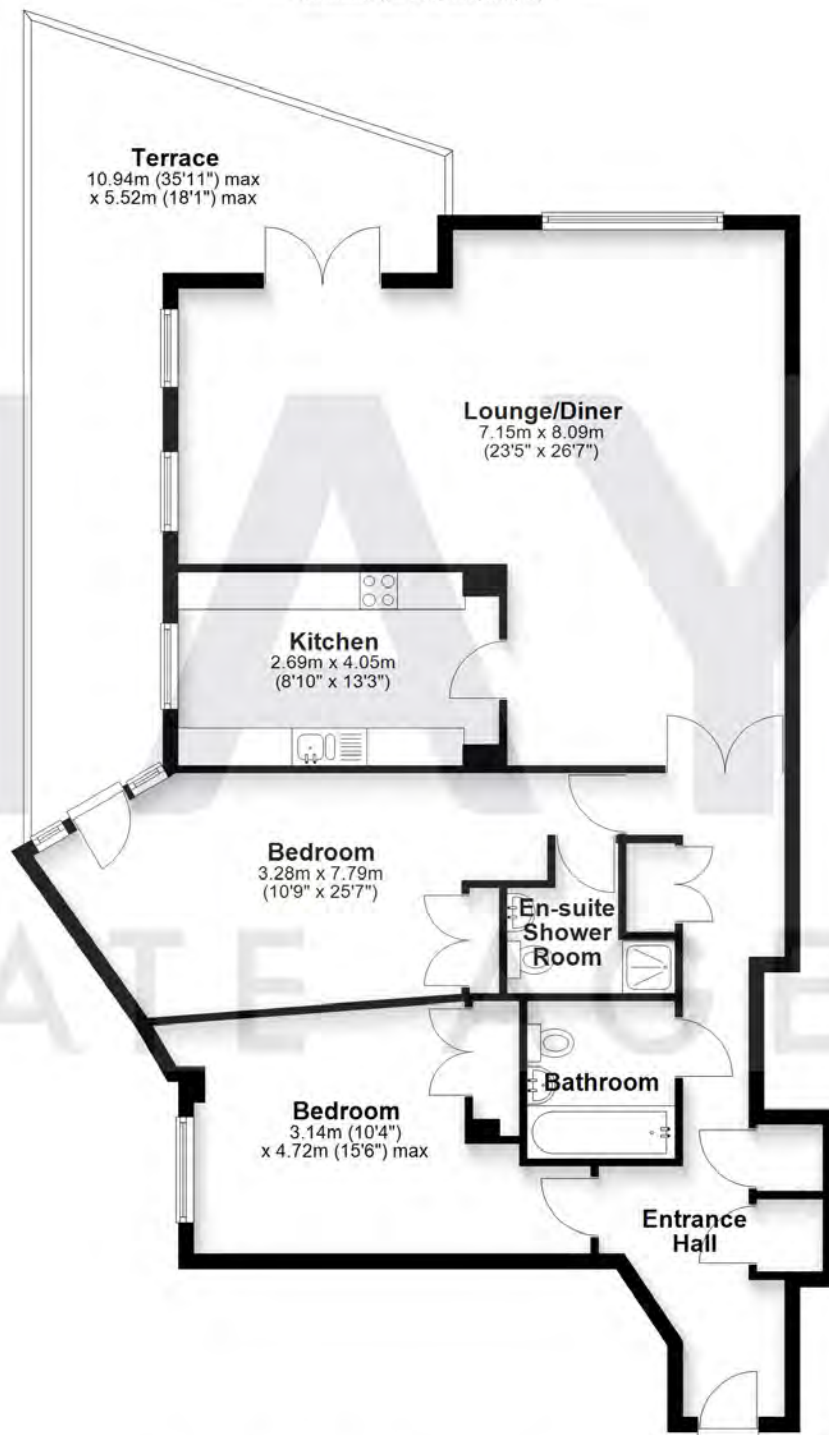
Tenure: Share of Freehold Local Authority: BCP Council Council Tax: E

Service Charge: Approximately £4,060 per annum to include buildings insurance and maintenance.



# First Floor

Main area: approx. 113.5 sq. metres (1221.8 sq. feet)  
Plus roof terrace, approx. 27.2 sq. metres (293.1 sq. feet)



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## About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres and 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby

## 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.



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# MAYS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		