

**Faversham  
Westcliff Road  
Bournemouth, BH4 8BB**



**A beautifully proportioned three double bedroom ground floor apartment, with two bathrooms, exquisitely refurbished to an exceptional standard throughout, situated just moments from the beach, with a stunning south facing terrace.**

**Price guide £495,000 Share of Freehold**







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## Situation & Description

This stunning and beautifully proportioned ground floor apartment has been exquisitely refurbished to an exceptional standard throughout, creating a modern contemporary feel and has been designed with lifestyle in mind. A particular feature is the fabulous size south facing terrace, which looks over the exceptionally well manicured grounds and is ideal for relaxing, entertaining or dining. The apartment itself is located just moments from the beach and is one of only sixteen. It is very centrally located, being close to the vibrant Westbourne village, with it's variety of restaurants, Marks & Spencers, as well as public transport facilities.

The main entrance is entry phone protected for the residents privacy and security. A bright and welcoming communal entrance hall, creates an excellent first impression. A private front door can be located to the right and leads into a good size entrance hall, with all principle rooms leading off. There is a useful built in storage cupboard and an additional cupboard housing the newly installed pressurised water system.

The elegant lounge/dining room enjoys a double aspect and has a delightful outlook, overlooking the beautifully maintained grounds. A personal door leads directly out onto the sun terrace. There is ample space for a dining table and chairs. The modern contemporary kitchen has an excellent range of wall and floor mounted storage cupboards with worktops above. It has various integrated appliances. Built in oven with ceramic hob and extractor hood over.

There are three double bedrooms, with the principle bedroom having a personal door leading out onto the sun terrace, built in floor to ceiling wardrobes, with mirrored sliding doors, incorporating hanging and shelving space and has the benefit of a modern contemporary shower room ensuite.

The second bedroom also has excellent storage space, with the third bedroom, offering versatility and flexibility, which could be used as a second lounge, study or hobbies room. A luxuriously appointed bathroom completes the accommodation.

The apartment is conveyed with a garage, with an up and over door, which is approached via double wrought iron electric gates in West Overcliff Drive. There is good turning space. Water tap. This area can also be accessed through a pedestrian gate, which is located in within the grounds. There is ample visitor parking. Viewing is highly recommended.

### SERVICE CHARGES

£2,400 per annum to include Buildings Insurance.

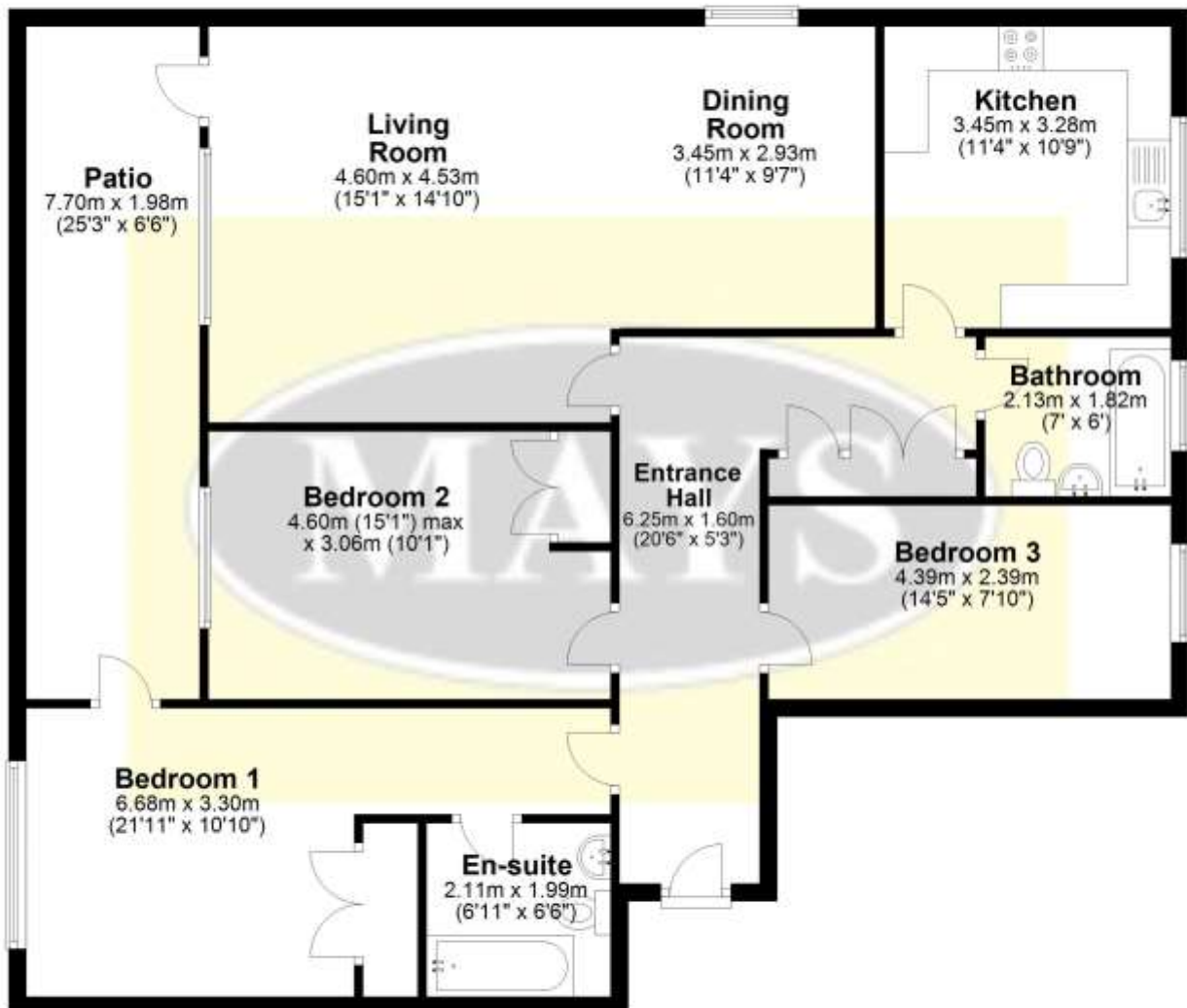
### SHARE OF FREEHOLD

### FEATURES

- Stylish Three Bedroom Ground Floor Apartment
- Stunning South Facing Sun Terrace
- Exquisitely Re-Furbished Throughout
- Elegant Lounge/Dining Room
- Modern Contemporary Kitchen
- Luxuriously Appointed Bathroom & Shower Room En-Suite
- Ideally Located Close To The Beach & Westbourne Village
- Beautifully Manicured Grounds
- Excellent Storage
- Good Public Transport Links Closeby
- Garage

## Floor Plan

Approx. 127.8 sq. metres (1375.9 sq. feet)



Total area: approx. 127.8 sq. metres (1375.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







| Energy Efficiency Rating                     |            | Current | Potential |
|--|------------|---------|-----------|
| Very energy efficient - lowest running costs | A (93-104) |         |           |
| B (81-91)                                    |            |         |           |
| C (69-80)                                    |            | 71      | 77        |
| D (55-68)                                    |            |         |           |
| E (39-54)                                    |            |         |           |
| F (21-38)                                    |            |         |           |
| Not energy efficient - highest running costs | G (1-20)   |         |           |

England, Scotland & Wales

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**New Developments (where applicable)**

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