



Tower Court, 14 West Cliff Road,
Bournemouth, Dorset, BH2 5HA

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SHARE OF FREEHOLD

A truly stunning duplex, penthouse apartment offering breath taking, panoramic sea views of Poole Bay from the Isle of Wight to Old Harry Rocks. Maintained to a superb standard by the current owners the property features two impressive terraces, stunning sea and Town views from all principal rooms, two double bedrooms, two bath/shower rooms and residents parking. The property is located only a moments walk to the award winning sandy beaches with easy access to the Town Centre and main transport links whilst next door is Bournemouths only 5* hotel, The Nici, offering a great location for evening drinks and dining.

This truly exceptional property must be viewed to appreciate the impressive accommodation which is approaching 1580 sq ft along with the stunning views on offer.

The development is accessed via a secure intercom entry phone system, leading through to a spacious and welcoming communal reception area. There are two lifts giving access to all floors, the apartment accessed via the 12th floor. On entering the apartment, the stunning views are immediately apparent, stretching along the coastline and out to sea. A large, open plan living/dining/kitchen provides an excellent social living area, the kitchen fitted with a range of base and eye level units, polished granite surfaces and breakfast bar with integrated dishwasher, fridge/freezer, electric oven and hob. There is a separate utility room giving space and plumbing for a washing machine and providing further storage. A door from the living room leads to an inner hall, giving access to a double bedroom with fitted wardrobes and access to a modern fitted bathroom.

On the first floor there is a bright and airy open plan reception area with bi fold doors opening onto an impressive, large decked terrace giving superb panoramic views from the Isle of Wight, across Bournemouth to Poole Bay and Old Harry Rocks. A feature curved hallway leads round to the master bedroom suite, a good sized double bedroom giving access to a further decked terrace via sliding doors offering another stunning panoramic view. A luxury en-suite fitted with travertine wall and floor tiling, an over-sized shower, WC, wash hand basin set into a vanity unit and heated towel rail. A further door gives access to a walk-in wardrobe providing hanging and shelving space.

The property benefits from two residents permits for parking with the option to join a residents waiting list for underground garage parking whilst superbly maintained communal gardens are located to the front of the development.

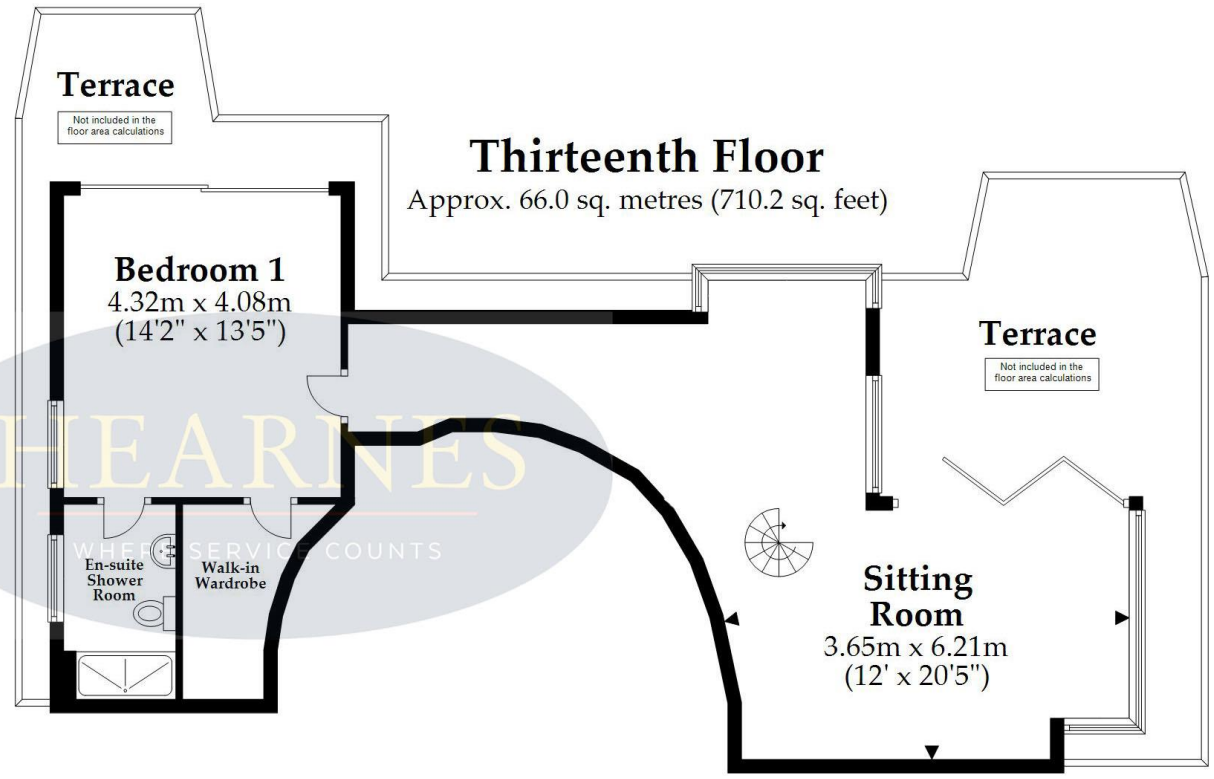
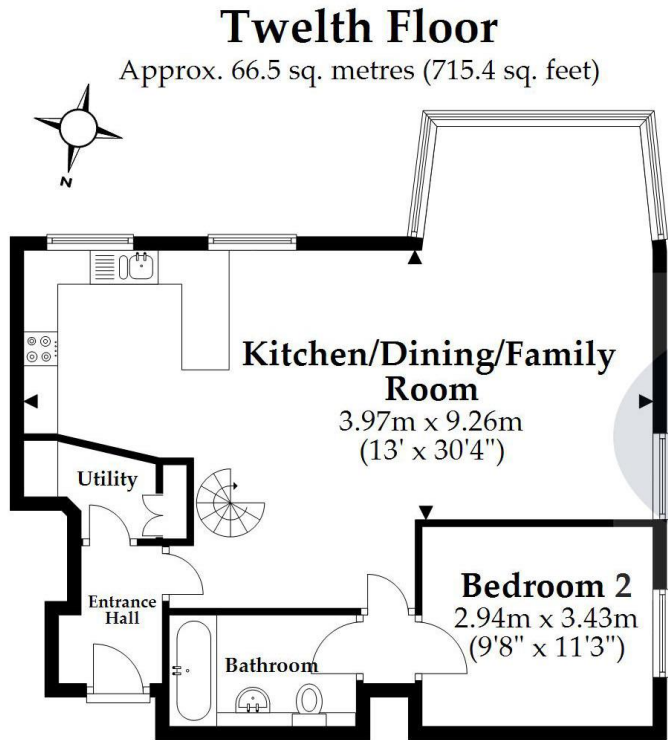
COUNCIL TAX BAND: F

EPC RATING: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.







Total area: approx. 132.4 sq. metres (1425.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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