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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1378 sq.ft. (128.0 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.
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7TH FLOOR



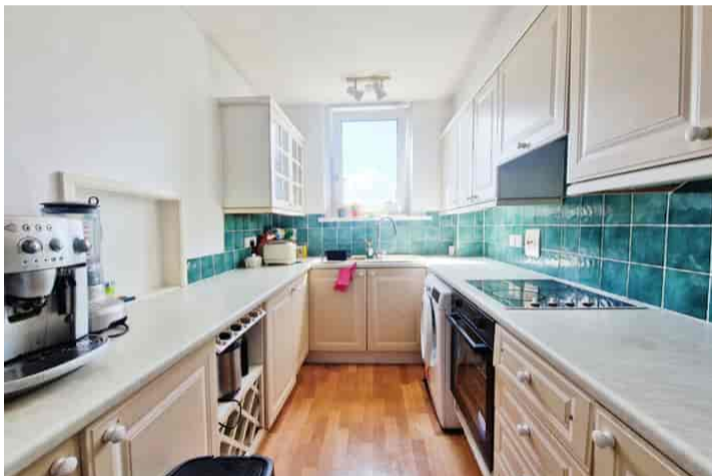
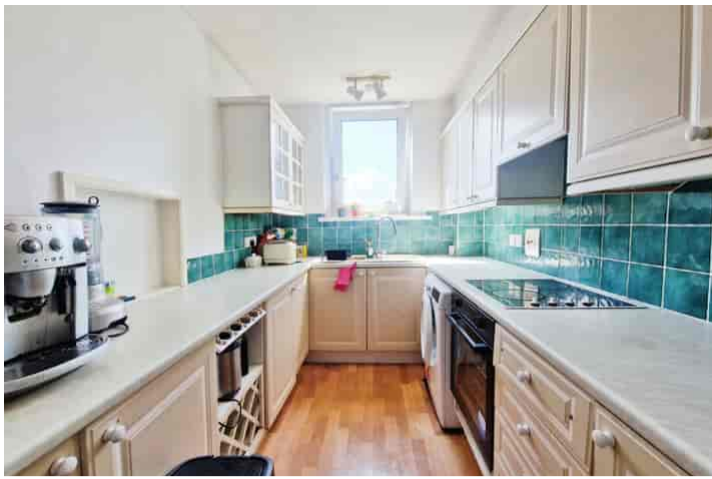
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108 Admirals Walk West Cliff Road, Bournemouth, Dorset BH2 5HF

£425,000

The Property

Admirals Walk is a prestigious and sought after development occupying a fantastic location on the cliff top edge with this particular apartment boasting magnificent sea views.

Located on the 7th floor of this iconic development, this three/four bedroom apartment enjoys a private position with own access, and affords thoughtfully planned accommodation designed to maximise the incredible views. A more than generous open plan living/dining room is bathed in natural light thanks to the two sets of sliding doors which open on to the wrap around balcony and there are three good size bedrooms, with the master having a dressing room/bedroom four, all three of which have large windows framing the views. With the added advantage of a garage and a share of freehold, this would make an excellent property choice, whether it be for a main home or holiday home alike!

Enjoying an unrivalled position on the desirable West Cliff there is much to enjoy within the surrounding location. Glorious sandy beaches perfect for a relaxed paddle boarding session or a refreshing dip are moments from your door and Bournemouth town centre, with its comprehensive range of shopping and leisure facilities and pretty gardens, are within strolling distance. In the opposite direction, you will find yourself in the heart of Westbourne, a stylish village with a more relaxed vibe offering an eclectic mix of cafe bars, restaurants and boutique shops together with usual high street names such as Marks and Spencer food hall. With transport in mind, there are ample bus services operating to surrounding areas and main line train station located at Bournemouth.

COMMUNAL ENTRANCE

With 24 hour Concierge service, seating areas and access to lifts, the subject apartment is located on the seventh floor.

EIGHTH FLOOR LANDING

The apartment enjoys a private position being the only flat accessed, there is a lobby with the added bonus of an external storage cupboard ideal for kayaks, bicycles and beach items. Door through to the apartment.

ENTRANCE HALL

The hallway benefits from plentiful storage with three cupboards on entering the apartment, and a further two cupboards for additional storage.

LIVING/DINING ROOM

23' 8" x 13' 2" (7.21m x 4.01m) A fabulous room with two sets of sliding doors that open onto a wrap around balcony with stunning sea views, an additional window enhances the natural light and views.

KITCHEN

12' 1" x 6' 10" (3.68m x 2.08m) Well fitted kitchen equipped with a range of wall and base units with work surfaces over, built-in oven and hob.

MASTER BEDROOM

18' 10" x 11' 11" (5.74m x 3.63m) A lovely master bedroom with fabulous sea views, USB port, door to dressing room/bedroom four and door to the en-suite shower room.

DRESSING ROOM/BEDROOM FOUR

9' 10" x 8' 4" (3.00m x 2.54m) Built-in wardrobes, also housing an updated water tank.

EN-SUITE SHOWER ROOM

Suite comprising 'His & Hers' wash basins with vanity unit and illuminating mirror with speakers, dimmer switch and weather information, electric toothbrush charger holder, w.c. and shower tray with 'Rainfall' shower with additional hand held shower, heated towel rail and frosted windows to the front aspect.

BEDROOM TWO

12' 6" x 12' 2" (3.81m x 3.71m) Enjoying fabulous views, USB port.

BEDROOM THREE

12' 6" x 11' 10" (3.81m x 3.61m) Enjoying fabulous views, USB port.

BATHROOM

Suite comprising bath with mixer taps, and wash hand basin. Heated towel rail.

SEPARATE W.C.

GROUNDS

Admirals Walk is surrounded with beautifully manicured grounds.

GARAGE

A garage is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease, circa 970 years

Maintenance - £9,200 per annum - Please note the service charge is temporarily elevated and is due to reduce back down to circa £8,000 in April 2026. Management will need to confirm this.

COUNCIL TAX - BAND E