

St Antonys  
23 West Cliff Road, Bournemouth BH4 8BD

Guide Price £290,000





## Property Summary

A great opportunity to acquire this first floor apartment being situated just moments from the nearby golden Durley Chine beach. This property offers fantastic scope for improvement and is offered to the market with no forward chain.



## Key Features

- First Floor Apartment
- Lift Access
- Underground Parking & Visitor Parking
- Sought after West Cliff Location
- Three Double Bedrooms
- Balcony
- In Need Of Updating & Modernisation
- No Forward Chain
- Council Tax Band D



## About the Property

On entering the property there is a large hallway with generous provision for storage. This leads through to the lounge/diner, a delightful dual aspect offering an abundance of light. Door leading onto the enclosed balcony with pleasant outlook onto neighbouring trees. The kitchen offers ample cupboard space with some fitted appliances.

The property has three perfectly sized bedrooms, two benefiting from fitted wardrobes and the third currently arranged as a separate dining room, this offers flexible accommodation. There is a shower room with part tiled walls and separate WC.

The communal grounds are extremely well maintained with sweeping driveway which wraps around the building and gives access to the visitor parking and secure underground parking.

Tenure: Share of Freehold

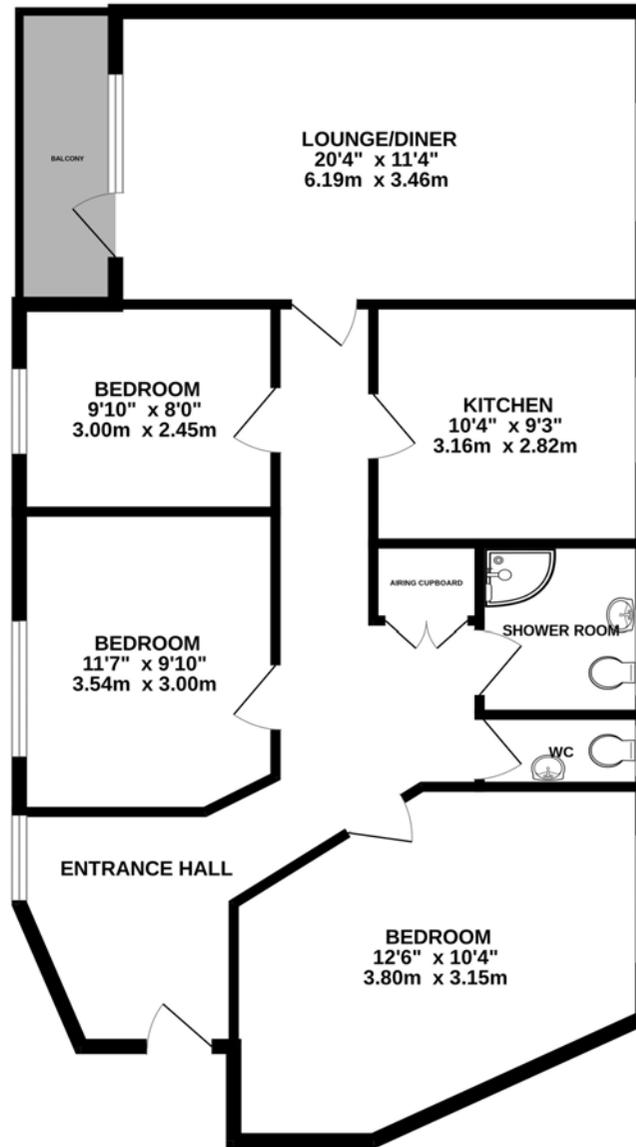
Lease Length: 999 years from 2002

Service Charge: £1,900 per annum

We have been advised that holiday lets and pets are not permitted.



FIRST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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## About the Location

St. Antony's is ideally located on the highly sought after West Cliff Road, being close to the Westbourne Village with its variety of restaurants, Marks & Spencers Foodhall, as well as the local beaches at Middle Chine and Durley Chine, public transport facilities and Bournemouth town centre.

The Bournemouth Wessex Way is close at hand, giving direct access to the M27 motorway and there are also mainline fast train routes to London Waterloo.

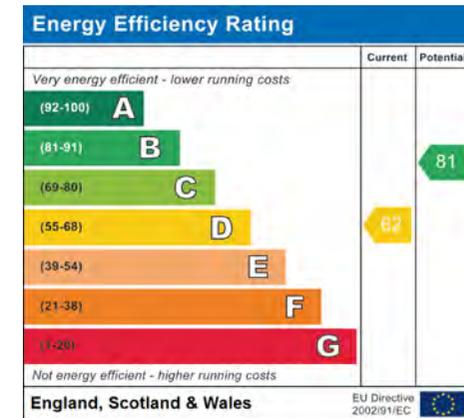
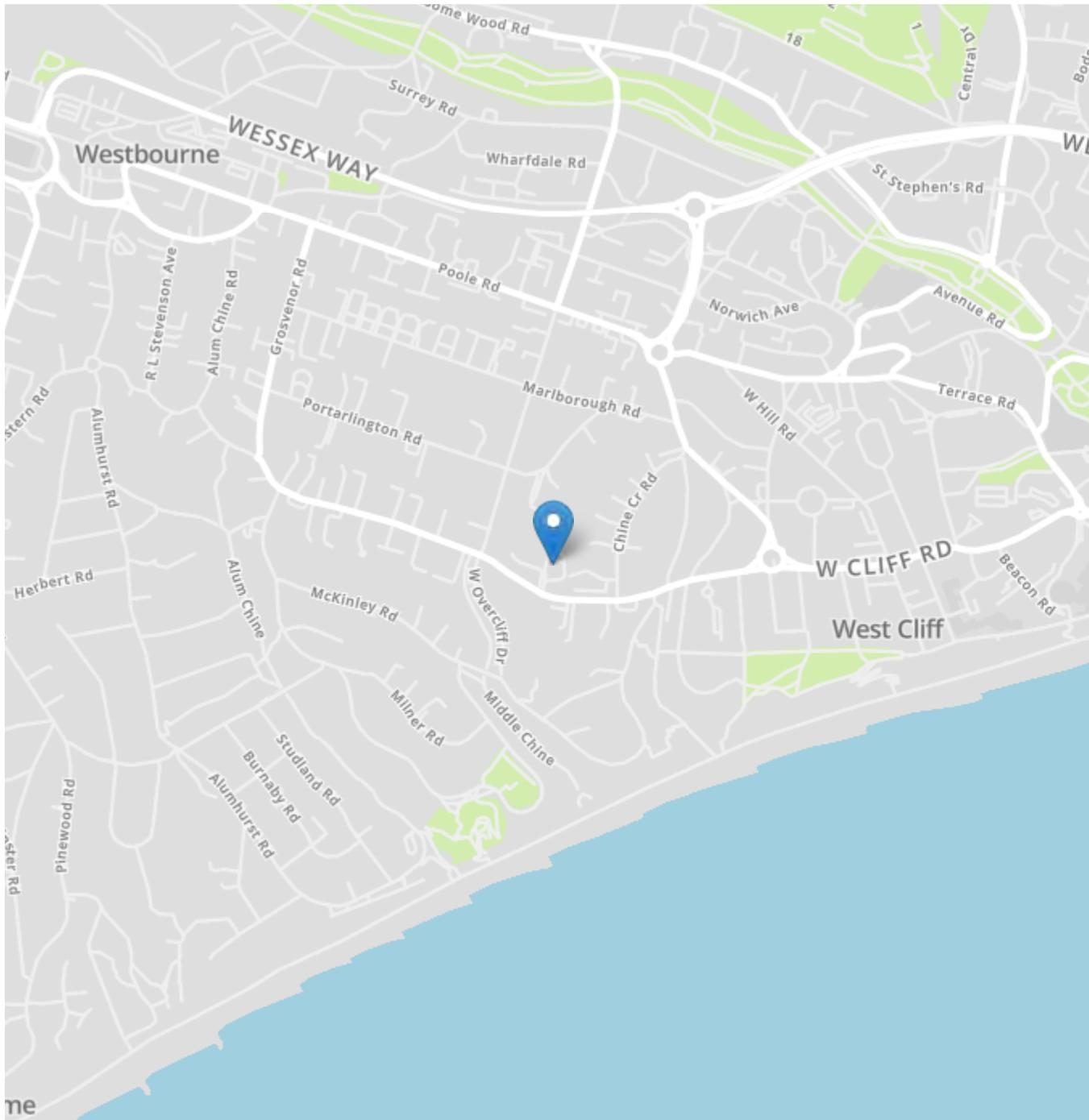


## About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with 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 nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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