



Situated moments from the beach on a quiet, prestigious road, this charming two-bedroom ground floor apartment offers character and convenience in one of Bournemouth's most sought-after coastal locations. The West Overcliff is renowned for its exclusive cliff-top setting and proximity to three picturesque Chineses—wooded valleys that lead down to award-winning sandy beaches. This prime location offers easy access to both Bournemouth town centre and the vibrant hub of Westbourne, with their wide array of shopping, dining, and excellent transport links. The area is characterised by its grand, former gentlemen's residences set in substantial grounds, lining wide, open streets. Stunning views across Bournemouth Bay and towards Old Harry Rocks can also be enjoyed from nearby cliff-top vantage points.

The apartment is accessed via a secure entry phone system, with a well-maintained communal hallway leading to the front door. Once inside, the welcoming hallway connects all areas of accommodation. The separate, modern galley-style kitchen is fitted with a comprehensive range of base units, complemented by a contrasting work surface and integrated appliances. At the front of the property, the bright and spacious living/dining room enjoys a beautiful bay window overlooking the communal gardens, creating a light and inviting space to relax or entertain.

Both bedrooms are well-proportioned doubles and are served by a stylish, refitted shower room, featuring a walk-in shower, WC, and hand wash basin. The impressive communal gardens are divided into three distinct areas: a front garden mainly laid to lawn, a raised decked patio ideal for outdoor seating, and a more private lawned section offering additional tranquillity. The apartment also benefits from one allocated parking space.

Pets permitted – no licence required.

Leasehold with approximately 983 years remaining.

Ground rent: Peppercorn

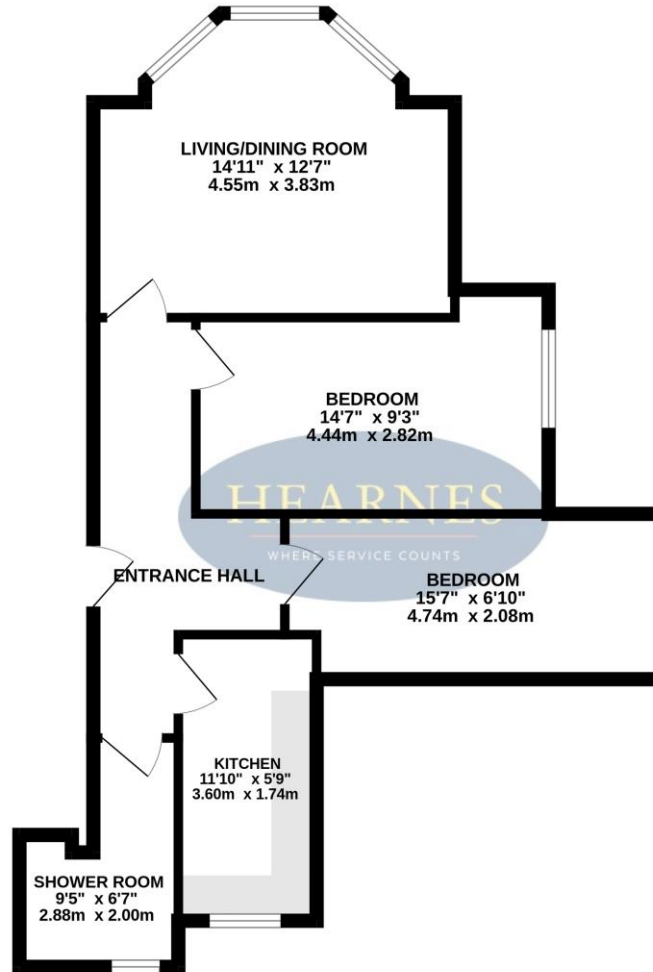
Maintenance charge approximately: £1,770.16 per annum to include general maintenance and buildings insurance.

COUNCIL TAX BAND: C EPC RATING: D

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.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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