

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



APARTMENT E GREENSLEEVES, 9 MILNER ROAD,
BOURNEMOUTH, DORSET, BH4 8AD



ABOUT THIS PROPERTY

£ 6 3 0 , 0 0 0

Beautifully appointed 3 double bedroom apartment

Exclusive purpose built gated development

High specification kitchen / breakfast room

Spacious lounge/dining room with direct access to the balcony

Individual garage plus additional parking space

Desirable West Cliff location with rear access to The Middle Chine

Perfect as a main or second home

Tax band G

Share of Freehold

[Click here for virtual tour](#)

This exceptionally well presented 3 double bedroom first floor apartment, accessed via stairs or lift, can be found within a secluded luxury gated development on the West Cliff of Bournemouth. Two luxury en-suite plus a family bathroom, large lounge/diner and high quality kitchen/breakfast room. Individual garage plus additional parking space all set in beautifully maintained grounds and close to local amenities. Pets and holiday lets are not permitted.

This stunning development consists of only 8 apartments and was built approximately 23 years ago. The owners of this apartment have enjoyed living here for 21 years and in that time have extensively redecorated throughout. This is evident in the immaculately presented kitchen/breakfast room which is fitted with high gloss floor and wall units, complimented by Corian work surfaces and a full range of high quality integrated appliances. The lounge/dining room is a bright and spacious room with a deep bay window which overlooks the well maintained gardens and access onto a balcony. All three bedrooms are double in size. The main bedroom delights with an extensive range of fitted bedroom furnishings, deep bay window and luxury en-suite shower room. The second bedroom again features fitted wardrobes and an en-suite shower room, whilst the third bedroom offers versatility of use and has been fitted with office furniture and enjoys the use of the main family bathroom. Additional features include bespoke designed display cabinets in the entrance hall, ample storage cupboards, entry phone system, gas central heating and double glazing.

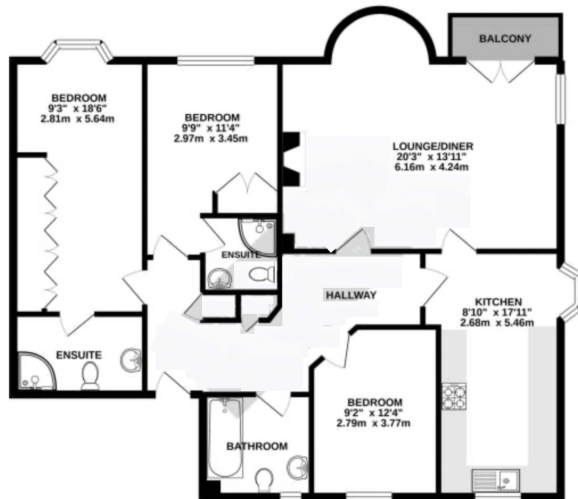
LOCATION

Located in an enviable position, close to the local beach at Middle Chine, which forms part of the seven miles of award-winning beaches which this area is renowned for. The village of Westbourne is just a short walk away, with its bustling selection of restaurants, cafés, boutique shops as well as larger chains such as an M&S Food hall and Starbucks. Nearby is Bournemouth railway station, which provides a direct line into London Waterloo in under 2 hours. For wider shopping needs, Bournemouth and Poole are accessible via local bus routes.





GROUND FLOOR



Total Square Feet (approx) 1450 sq ft

These plans should have been made to comply with the Building Regulations, Requirements for Energy Efficiency. The information is provided for your information only and does not constitute an offer of any services. The information is provided for your information only and does not constitute an offer of any services. The information is provided for your information only and does not constitute an offer of any services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	78	80
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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