

Farrington

54 West Cliff Road, Bournemouth BH4 8BE    Guide Price £479,000    Share of Freehold





## Property Summary

An incredibly spacious third-floor apartment set in a highly sought-after development adjacent to Middle Chine and the amenities of Westbourne. The property has a superb arrangement of rooms with the principal reception areas opening to a large south facing balcony. The property has stunning gardens which won the 2023 Bournemouth in Bloom communal grounds.



## Key Features

- Communal entrance with elevator & stairs rising to the third floor
- Large hallway with generous storage provision
- Living room opening to a dining room
- Fitted kitchen/breakfast area
- Master bedroom with walk-in wardrobe and ensuite
- Second double bedroom
- Shower room
- Large south facing balcony
- Garage
- Award winning communal gardens



## About the Property

On entering the property there is a generous hallway that creates an immediate sense of space. Double doors open from the hallway to the living room which is flooded with light from large opening doors that lead to the private south facing balcony, ideal for alfresco dining or entertaining during summer months. As can be seen from the floor plan, the living room opens to a secondary reception room which is currently in use as a formal dining area.

The kitchen is comprehensively fitted with a range of units and appliances and there is plentiful space for a breakfast table.

The principal bedroom suite has a range of fitted bedroom furniture and there is also a large walk-in wardrobe/dressing room. The ensuite to the principal bedroom is incredibly large and accommodates both a bath and a large shower cubicle.

The second bedroom is a generous double room which is serviced by a shower room with a double cubicle.

The balcony is a good size and there is space for both a patio table and seating areas. The balcony basks in the sun all day and overlooks the stunning landscaped communal gardens. The manicured communal grounds are simply beautiful, and they contain a plethora of established shrubs, trees and planting. There is also a private garage which is situated to the front of the development.

Tenure: Share of Freehold

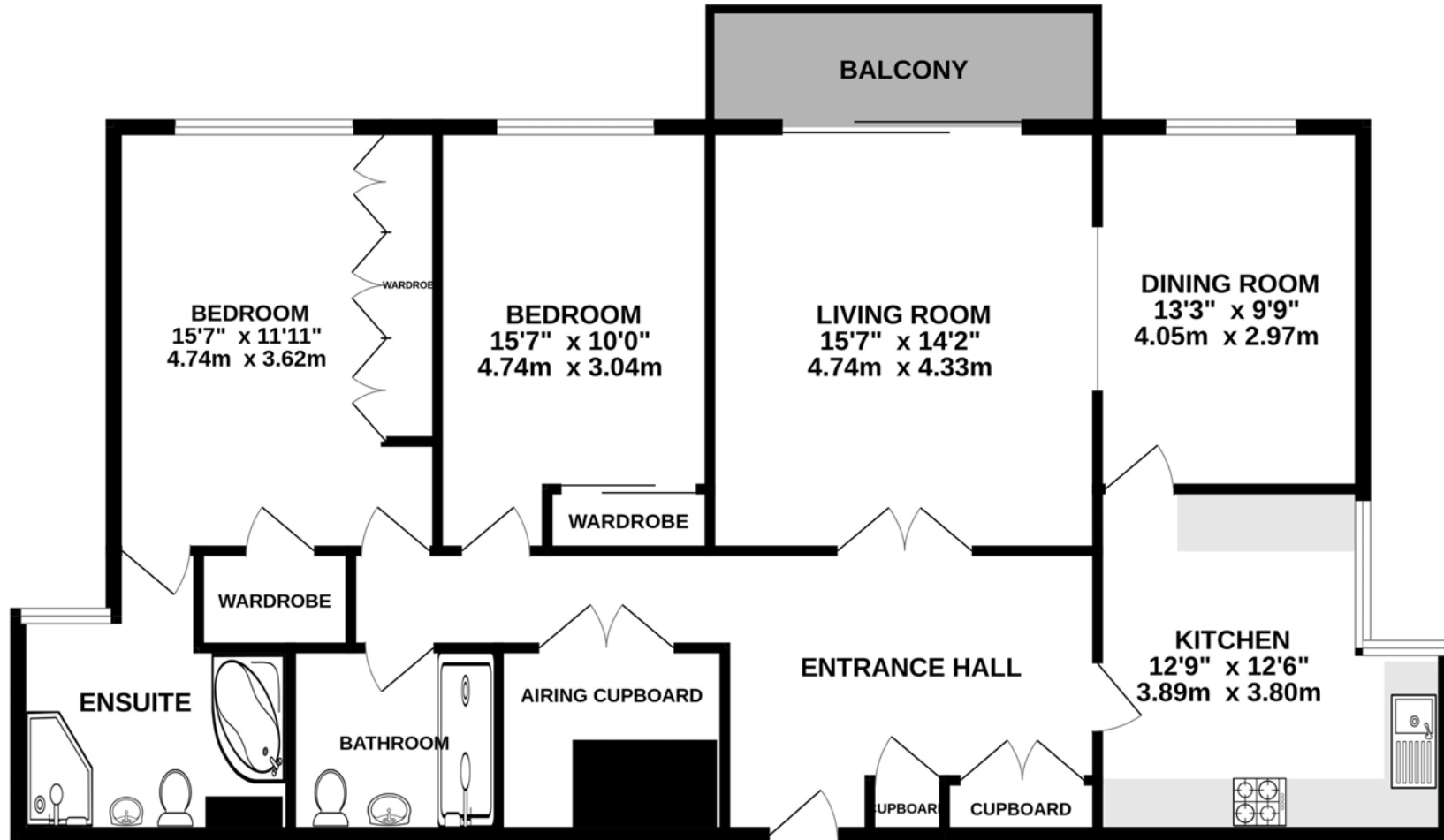
Council Tax Band: E

Service Charge: Approx £2890 per year

Notes: The development is reserved for the exclusive enjoyment of residents. Letting, holiday lets or pets are not permitted.



THIRD FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

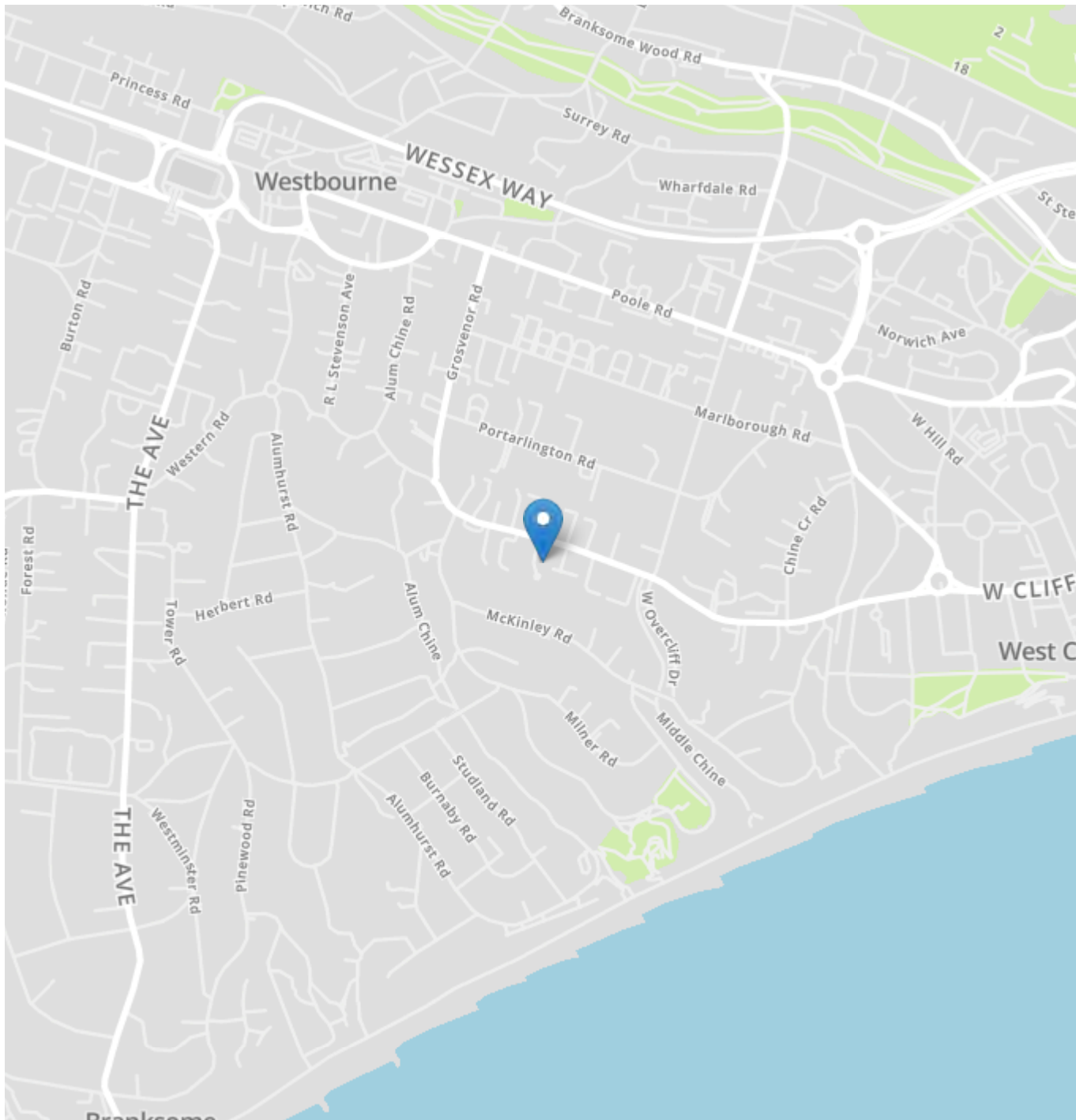


## About Mays

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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