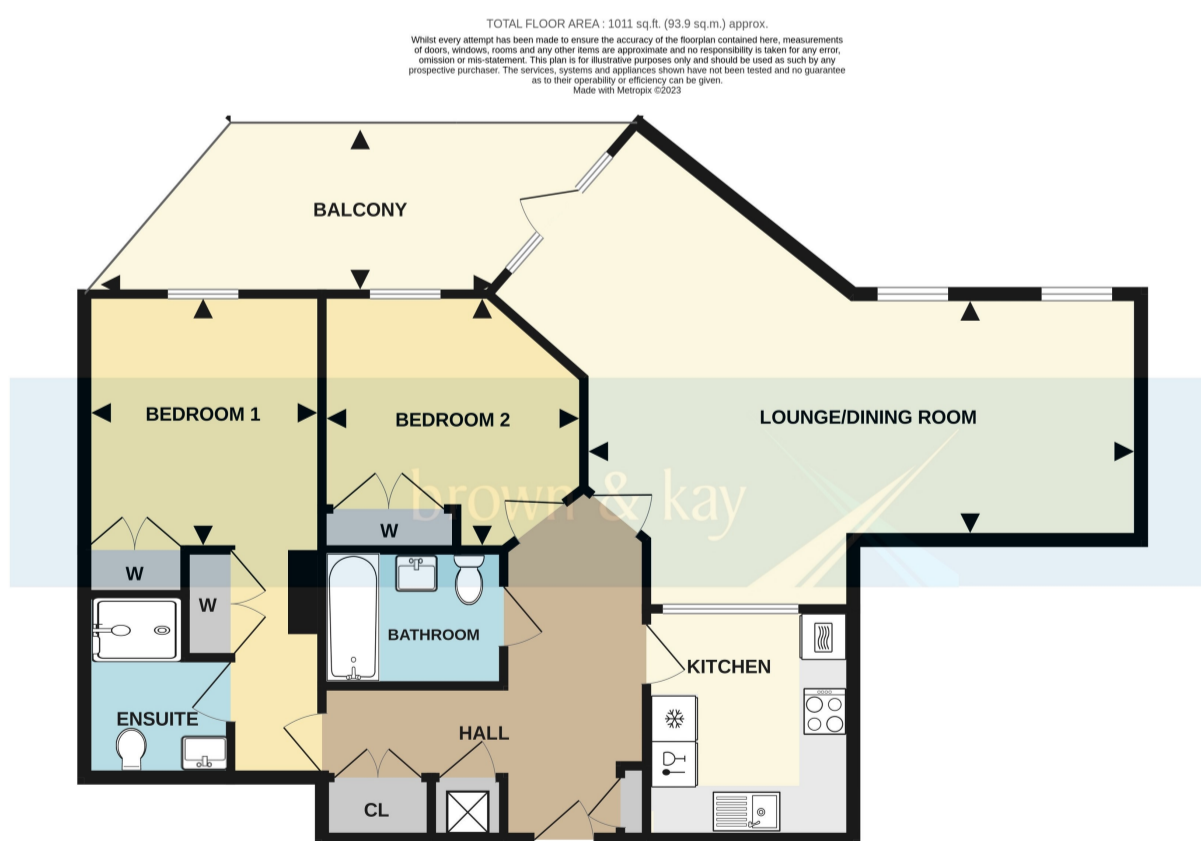




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 12, Bay View Gardens 14b West Cliff Road, WEST CLIFF BH2 5JB

Guide Price £550,000

The Property

Bay View Gardens is an exclusive development of apartments set in beautifully manicured grounds with cliff top access onto pathway directly to the beach. With a gated approach, this two bedroom home occupies a raised ground floor position and affords many features, in particular a decked balcony with splendid sea views. The generous and well proportioned accommodation consists of a spacious lounge/dining room, well equipped kitchen and en-suite shower room, and together with underground secure parking and no onward chain this would be a wonderful holiday home or main home alike.

Located on the highly sought after West Cliff, this attractive development sits in lovely surroundings with residents gate giving you access to the cliff top. Miles upon miles of impressive beach and promenade stretch to Southbourne and beyond in one direction and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The vibrant town of Bournemouth with its many shopping and leisure pursuits is within walking distance as is Westbourne which has a more laid back vibe and offers a more eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE

Secure entry system, door through to entrance hall.

ENTRANCE HALL

Three storage cupboards, one of which houses space and plumbing for a washing machine.

LOUNGE/DINING ROOM

26' 11" x 19' 5" (8.20m x 5.92m) which narrows to 10' in the dining area. A generous living space with side aspect UPVC double glazed windows and UPVC double glazed door to the balcony.

BALCONY

12' 10" x 7' 1" (3.91m x 2.16m) A particular feature of the home is the balcony with composite decking and feature glass balustrade, pleasant outlook over the communal grounds and on towards the sea.

KITCHEN

9' 7" x 8' 8" (2.92m x 2.64m) Well fitted and equipped with a range of wall and base units with roll edge work surfaces over, integrated fridge/freezer, integrated dishwasher, built-in microwave, built-in oven and four point electric hob, feature glass wall.

BEDROOM ONE

11' 8" x 9' 11" (3.56m x 3.02m) up to built in wardrobes. Side aspect double glazed window with sea glimpses and views of the gardens, two sets of built-in wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

Modern fitted suite comprising shower cubicle, concealed low level w.c. and vanity unit with inset wash hand basin and mixer tap, chrome towel rail

BEDROOM TWO

10' 11" x 9' 2" up to built-in wardrobes (3.33m x 2.79m) UPVC double glazed window, built-in wardrobes.

BATHROOM

Modern suite comprising panelled bath with glass shower screen and shower fitment, mounted vanity unit with mixer tap, low level w.c.

UNDERGROUND PARKING

An underground parking space is conveyed with the property.

COMMUNAL GROUNDS

Bay View Gardens occupies a beautiful setting surrounded by well manicured gardens with areas of lawn and seating to enjoy the outlook.

VISITOR PARKING

Visitor parking is available.

TENURE - LEASEHOLD

Length of Lease - 106 years remaining
Maintenance - £3,150.00 per annum
Ground Rent - £300.00 per annum

COUNCIL TAX - BAND E