



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>	78	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## Flat 27, St Anthony's 23 West Cliff Road, WEST CLIFF BH4 8BD

£350,000

### The Property

Located in this highly sought after position on the West Cliff, this well presented three bedroom apartment is offered for sale with no forward chain. The home occupies a top floor position within this popular development and boasts sea views over Bournemouth Bay and on towards The Purbecks. The bright interior affords a more than generous 20' living/dining room with access to the balcony which enjoys a lovely outlook, well fitted kitchen/breakfast room, three good size bedrooms, en-suite shower room to the master bedroom and principal bathroom. Additionally, there is underground parking and together with a share of the freehold this would make a wonderful holiday home or main home alike.

St Anthony's is conveniently located on the highly favoured West Cliff being within close proximity to all the area has to offer. Within a pleasant walk are golden sandy beaches with miles upon miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. The bustling town centre of Bournemouth with its comprehensive range of shopping facilities and leisure pursuits is within walking distance and also within comfortable reach is the stylish village of Westbourne, which has a more laid back ambiance with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - HOLIDAY LETS & PETS

To be confirmed

### COMMUNAL ENTRANCE HALL

Secure entry system, stairs or lift to the sixth (top) floor.

### SPACIOUS ENTRANCE HALL

Radiator, double opening cupboard with cupboard above, area for desk/home office space.

### LOUNGE/DINING ROOM

20' 5" x 11' 4" (6.22m x 3.45m) Double glazed window with pleasant view over The Purbecks and Bournemouth Bay, double glazed door to Balcony, two radiators, rear aspect window.

### KITCHEN/BREAKFAST ROOM

10' 5" x 9' 3" (3.17m x 2.82m) Equipped with an excellent range of wall and base units, unit housing oven with microwave over, work top with Neff electric hob, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, pull out pantry style cupboard, wall units, cupboard housing boiler, double glazed window to the rear.

### BEDROOM ONE

15' 6" to wardrobe front x 10' 4" (4.72m x 3.15m) Double glazed window to the rear, two sets of triple wardrobes, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with wall mounted shower, wash hand basin and low level w.c.

### BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3.00m) Double glazed window to the front aspect with views towards The Purbecks and Bournemouth Bay, radiator, double wardrobe.

### BEDROOM THREE

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to the front aspect with views towards The Purbecks and Bournemouth Bay, radiator.

### BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m) Four piece suite comprising panelled bath with mixer taps and shower attachment, vanity unit with inset wash hand basin, low level w.c. and bidet. Heated towel rail, tiled walls and flooring.

### GROUNDS

St Anthony's sits in beautifully manicured communal grounds, there are areas of well tended lawn with an abundance of planting.

### UNDERGROUND PARKING AND VISITOR PARKING

There is an allocated underground parking space, with surface visitor parking.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 977 years remaining  
Service Charge - Approximately £1,304.00  
Management Agent -

### COUNCIL TAX - BAND D