

Lythe Place  
22 West Overcliff Drive, Bournemouth BH4 8AA

Guide Price £480,000





## Property Summary

Forming part of an impressive mansion-style property, this stunning ground-floor apartment retains a wealth of character features and enjoys direct access to the beautifully tended surrounding grounds. Without a doubt, the 'showstopper' of the property is the incredible living/dining room with its high ceilings, double-glazed sash windows, and panelled fire recess. This is a superb opportunity to acquire a ground-floor apartment in a landmark property, moments from the cliff top and sandy beaches.



## Key Features

- Commanding ground floor position overlooking gardens
- Impressive living/dining room
- Sunroom opening onto the terrace and communal grounds
- Fitted kitchen/breakfast room
- Two double bedrooms
- Modern four-piece bathroom suite
- Beautiful communal grounds
- Moments from sandy beaches
- Parking and garage
- Share of Freehold



## About the Property

Lythe Place is set in private grounds and is approached via a sweeping driveway that leads from West Overcliff Drive. Upon entering the apartment there is a hallway that has generous provision for storage. The living/dining room has a true sense of grandeur with high ceilings, sash windows, a wealth of period features and an impressive fire recess. The garden/sunroom is accessed from the main reception room and allows for year-round enjoyment of the outside gardens.

The kitchen/breakfast room is comprehensively fitted with a range of base and wall units and high ceilings add to the generous feel of this room. There are two double bedrooms with the principal bedroom having a stunning parquet floor and bay window. The bathroom has a four-piece suite.

Outside the communal grounds surround the property and are filled with mature trees and planting. A sweeping driveway leads to the garage and there is further provision for parking. With sandy beaches and cliff-top walks moments away, this property is ideal for buyers wanting a character home in a setting that embraces the best of South Coast living.

Tenure: Share of Freehold

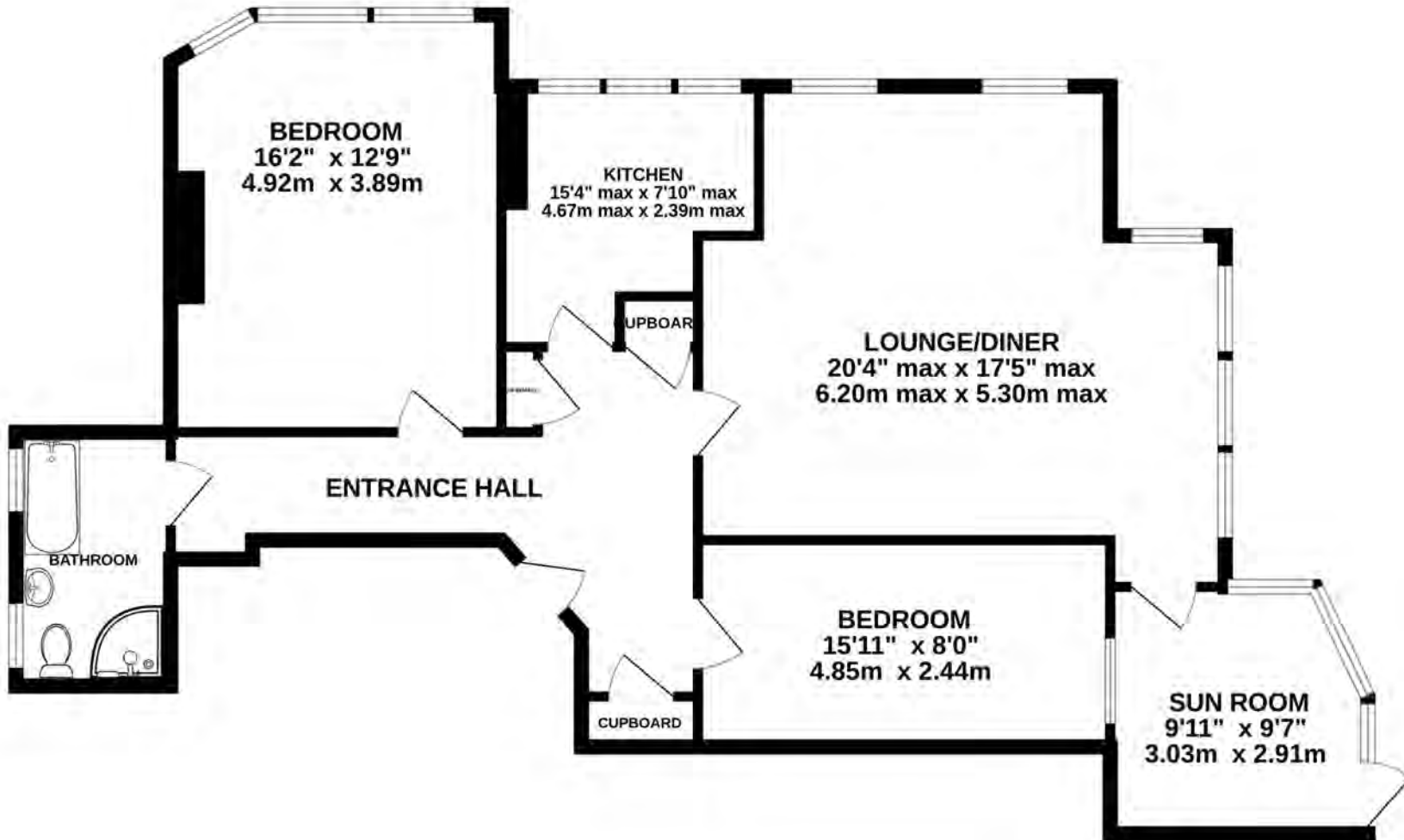
Service Charge: £2,300 per annum

Council Tax Band: D

Notes: Pets are allowed on licence. The development is for the exclusive use of residents, therefore holiday and student lets are not permitted.



# GROUND FLOOR





## About the Location

Situated in a popular residential location, within just a short walk of Westbourne Village. Westbourne hosts a range of amenities including coffee shops, bars and restaurants, Marks and Spencer Foodhall, and regular bus routes. The property is also just across the road from Middle Chine, with a footpath leading to cliff tops and Alum Chine beach.

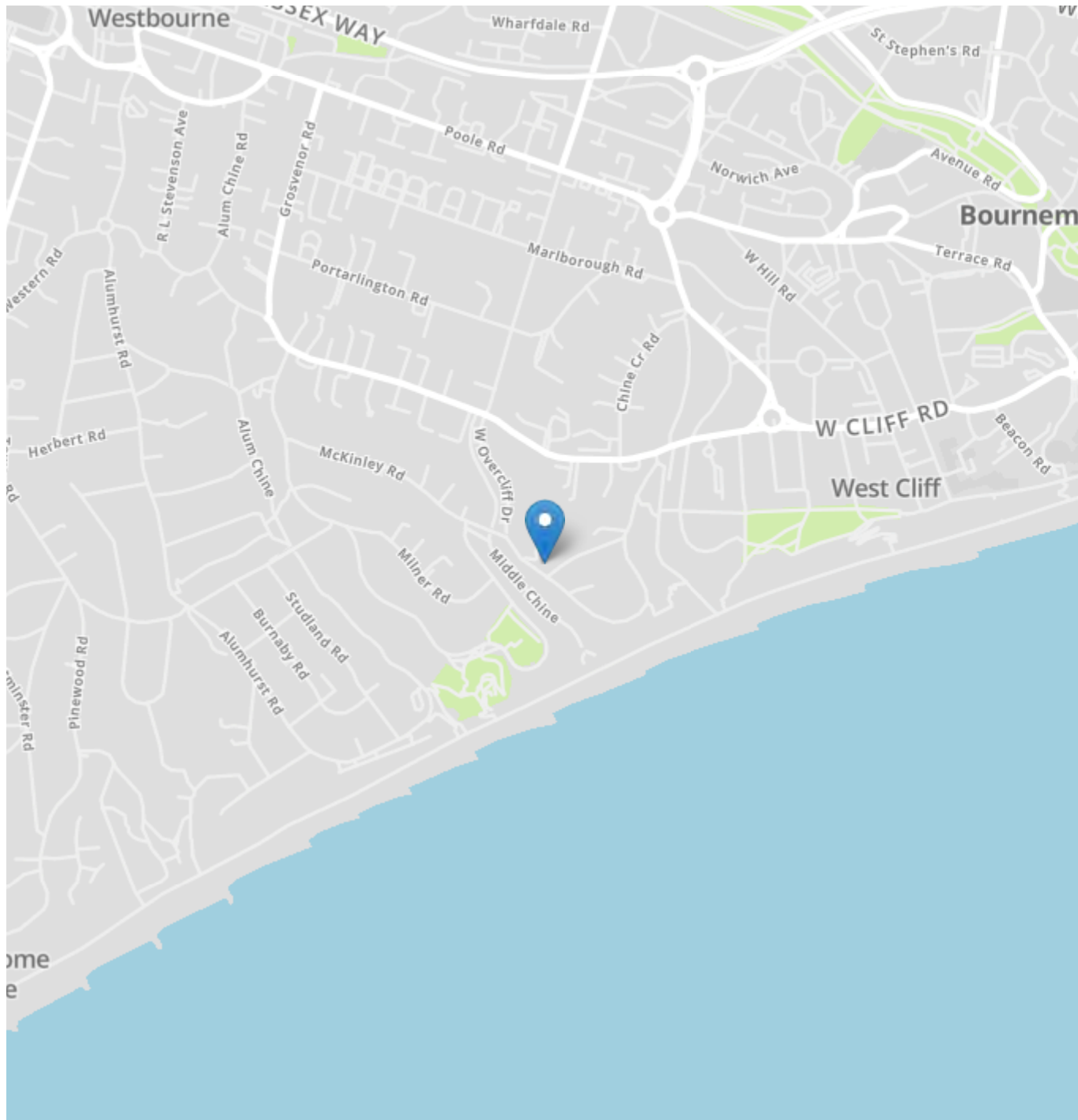



## About Mays

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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>		74
(55-68) <b>D</b>	65	
(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 

**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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