



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(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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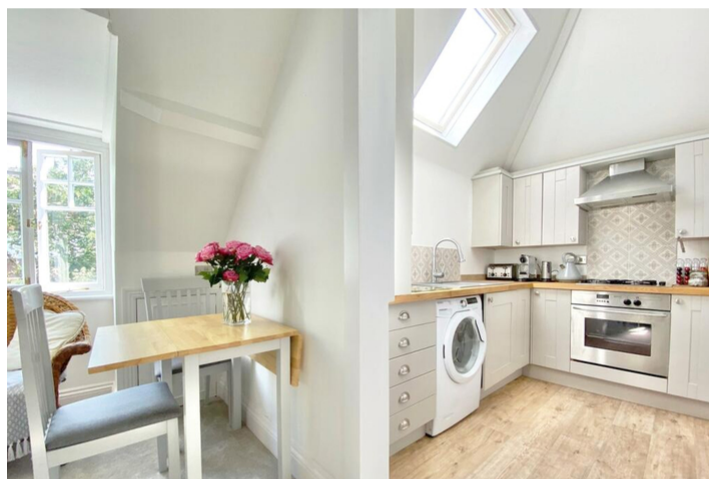
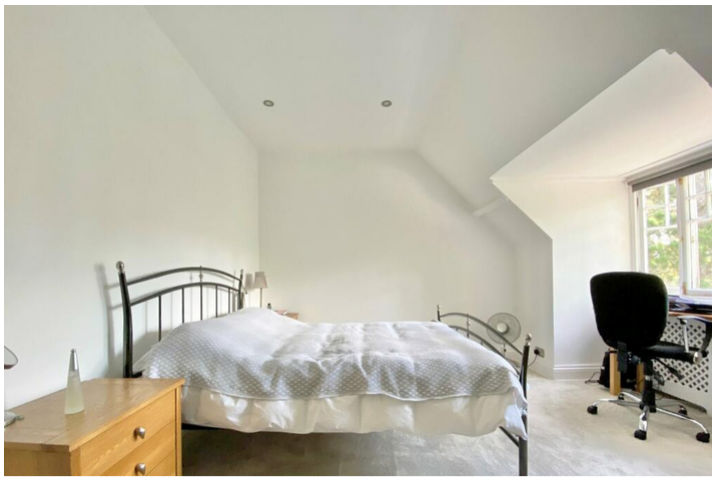
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## Flat D, 58 West Overcliff Drive, Bournemouth, Dorset BH4 8AB

£315,000

### The Property

Located on the sought after West Cliff moments from Chine walks and sandy beaches, this beautifully presented apartment is offered with no forward chain. Having been recently refurbished to a high standard, the apartment enjoys a top floor spot within this charming building and affords a seamless blend of character features and modern touches with benefits to include a lovely lounge with alcove window and opening to the well appointed kitchen, two bedrooms, one with en-suite shower room and an additional bathroom. Furthermore, there is a parking space and a share of freehold making this a wonderful proposition for either a holiday home or main home alike.

West Overcliff Drive is a pleasant tree lined road adjacent to leafy Chine walks which meander directly down to miles upon miles of golden sandy beaches, perfect for a paddle boarding session, and promenade which stretches to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The bustling village of Westbourne is also within walking distance and there you can enjoy an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - PETS & HOLIDAY LETS

We are advised that pets and holiday lets are NOT permitted within the terms of the lease.

### COMMUNAL ENTRANCE

Communal hallway with stairs to the second floor, storage area for the use of Flat D and one other apartment.

### ENTRANCE HALL

Radiator, entry phone system.

### LOUNGE

12' 10" x 11' 4" (3.91m x 3.45m) A character room with alcove window, eaves storage, radiator, opening through to the kitchen.

### KITCHEN

8' 10" x 5' 10" (2.69m x 1.78m) excluding recess. Well appointed kitchen fitted with a range of wall and base units with contrasting wood work surfaces and feature tiled backsplash, inset gas hob, Neff oven under, space and plumbing for washing machine, space for fridge/freezer, attractive flooring, double glazed velux style window.

### BEDROOM ONE

14' 1" x 13' 1" (4.29m x 3.99m) maximum into bay. A character room with front aspect alcove window with pleasant outlook.

### EN-SUITE SHOWER ROOM

Shower with wall mounted shower and 'rainfall' shower head, wash hand basin inset into vanity unit and low level w.c.

### BEDROOM TWO

14' 6" x 8' 0" (4.42m x 2.44m) excluding recess. Double glazed velux style window, radiator, double opening storage cupboard, sloped ceilings.

### BATHROOM

Panelled bath with mixer tap, low level w.c., wash hand basin inset in to vanity unit, corner shower cubicle with wall mounted shower, sloped ceiling.

### GROUNDS

Well maintained communal grounds surround the property.

### PARKING SPACE

There is a parking space.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Circa 980 years remaining  
Maintenance - £1,850.00 per annum

### COUNCIL TAX - BAND D