

Clair Lodge  
49 West Cliff Road, Bournemouth BH4 8BA  
Guide Price £280,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A well-presented second floor three-bedroom, two-bathroom apartment set within a character conversion in the highly sought-after West Cliff location. Ideally positioned opposite the Chines and within easy walking distance of Alum Chine beach and Westbourne Village. The property offers spacious living accommodation, a modern kitchen, a south-facing principal bedroom with en-suite and private allocated parking.



## Key Features

- Second floor three-bedroom apartment
- Two modern bathrooms, including an en-suite to the principal bedroom
- Sought-after West Cliff location, opposite the Chines, close to Alum Chine beach & within walking distance of Westbourne Village
- Set within an attractive character conversion
- Spacious lounge/dining room with modern kitchen/breakfast room
- South-facing principal bedroom
- Entry phone system
- Private allocated parking
- Pet friendly
- Vacant possession - no chain



## About the Property

A beautifully presented top-floor three-bedroom, two-bathroom apartment located in the highly sought-after West Cliff area of Bournemouth. Perfectly positioned opposite the picturesque Chine, the property is just a short stroll from the sandy beaches of Alum Chine and the vibrant Westbourne Village, offering an excellent selection of shops, bars, and restaurants.

Set within an attractive character conversion, the apartment occupies the top floor and is accessed via a welcoming entrance hall. To one end of the property is a spacious lounge/dining room, which flows seamlessly into a modern kitchen/breakfast room fitted with a range of wall and base units, an electric oven, gas hob and extractor hood.

The accommodation continues with a generous principal bedroom enjoying a desirable south-facing aspect and a contemporary en-suite shower room with WC and wash hand basin. There are two further double bedrooms, both served by a modern family bathroom featuring a white three-piece suite comprising a bath with shower over, WC and wash hand basin.

Additional benefits include gas central heating and private allocated parking.

Tenure: Share of Freehold

Maintenance Charge: £210 per month (from 1st April 2026)

Council Tax Band: C (BCP Council)

Holiday letting/Airbnb: Not permitted

Pets: Permitted

Utilities: Mains Electricity, Gas, Water & Sewerage

Heating: Gas central heating

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

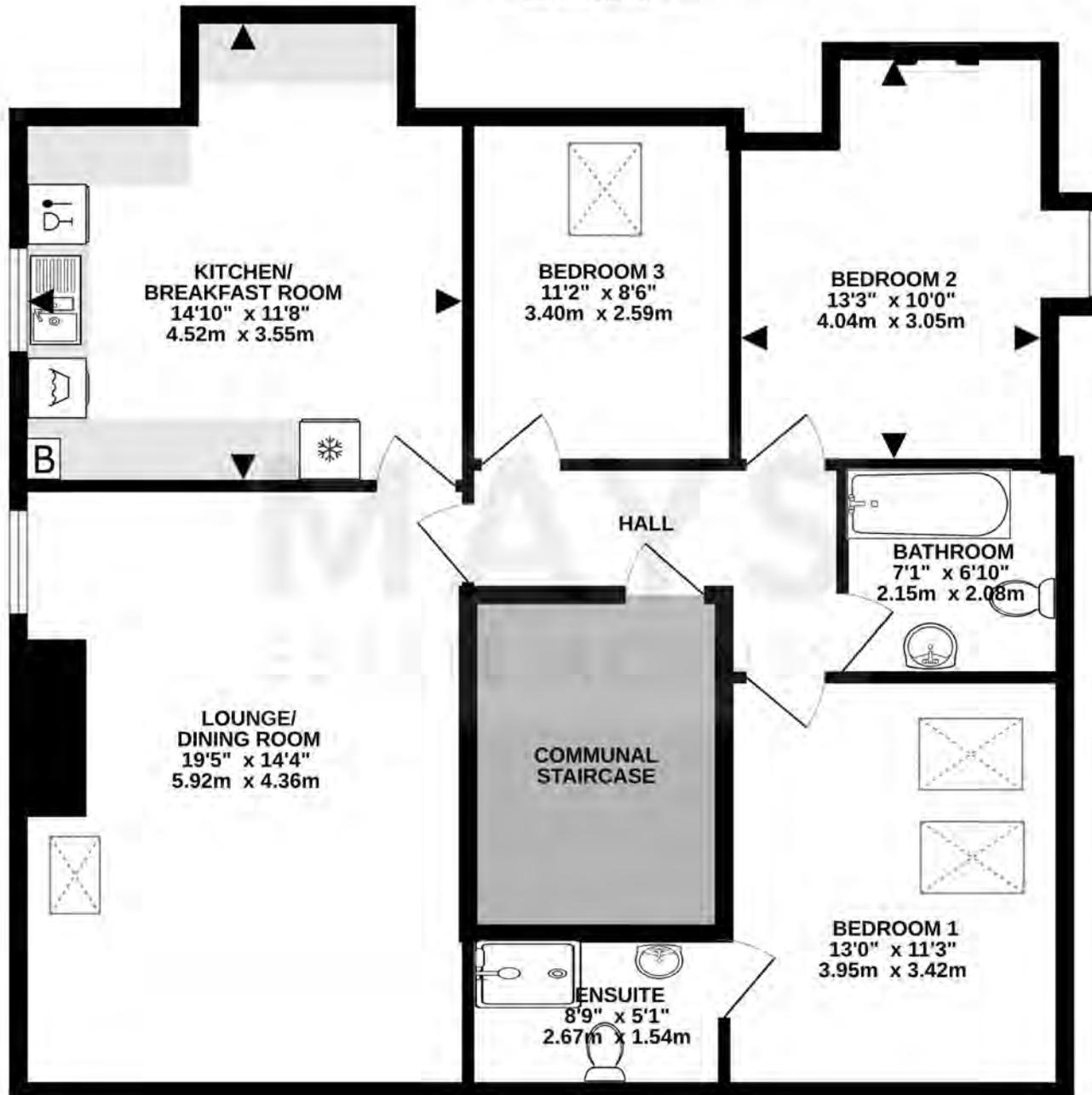
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NOT INCLUDING COMMUNAL STAIRCASE

TOTAL FLOOR AREA : 974 sq.ft. (90.5 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.

Excellent transport links are right on your doorstep, with frequent bus services running along West Cliff Road connecting Bournemouth town centre in one direction and Poole in the other -ideal for commuting, shopping and days out along the coast.

The mainline railway station at Bournemouth provides services to London Waterloo and easy access to the M27 provides direct links to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

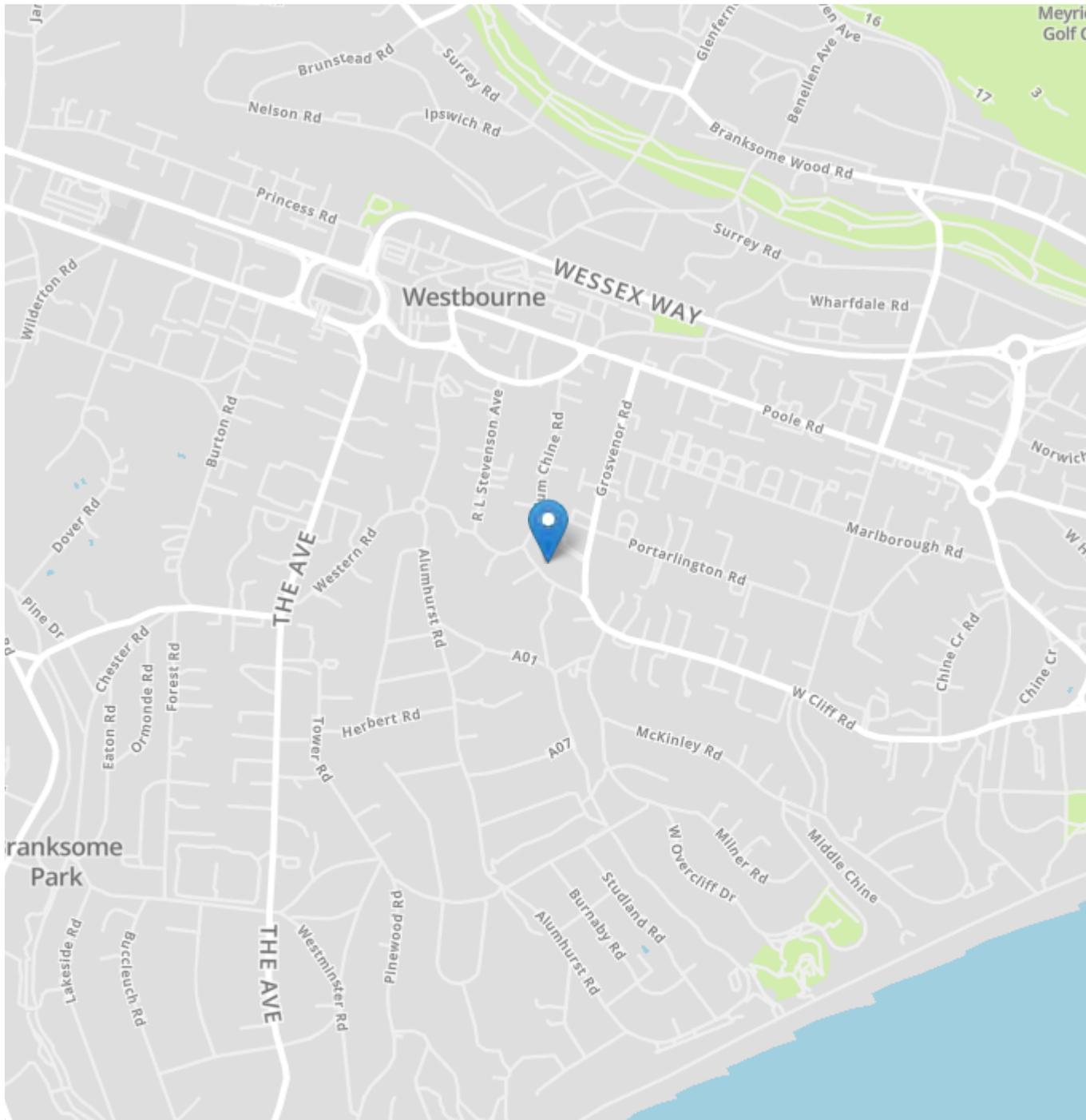


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 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 so long.



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>		
(55-68) <b>D</b>	66	67
(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 

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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.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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