



3 Cliff Lodge,

Boscombe Overcliff Drive, Southbourne, Bournemouth, BH5 1JB

SPENCERS
COASTAL





This exquisite two double bedroom apartment is situated in a sought-after clifftop location, offering stunning sea views and access to award-winning beaches below. The property is immaculately presented throughout with modern fixtures and fittings. It boasts a 13ft south-facing terrace and a contemporary fitted kitchen.

The Property

Accessed through a communal hallway, the property opens into a generously sized entrance hall, benefiting convenient storage cupboards and granting access to all accommodation.

To the rear aspect, a generously proportioned bright and airy living/dining room providing ample space for furniture, with sliding doors opening out onto the south-facing balcony, offering breathtaking views of the sea and coastline.

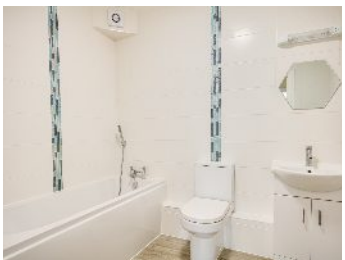
A well-appointed modern kitchen fitted with a good range of cream wall, floor and drawer units with wood-effect worksurfaces over and stylish tiled splashback

Integral appliances include a four-ring electric hob with stainless steel extractor fan over, double oven, dishwasher, washer/drier and sufficient space for further appliances

To the front aspect, two spacious double bedrooms benefitting fitted wardrobes and are serviced via a ;

Contemporary white family bathroom suite comprising a panelled bath with shower attachment, complete with fully tiled walls

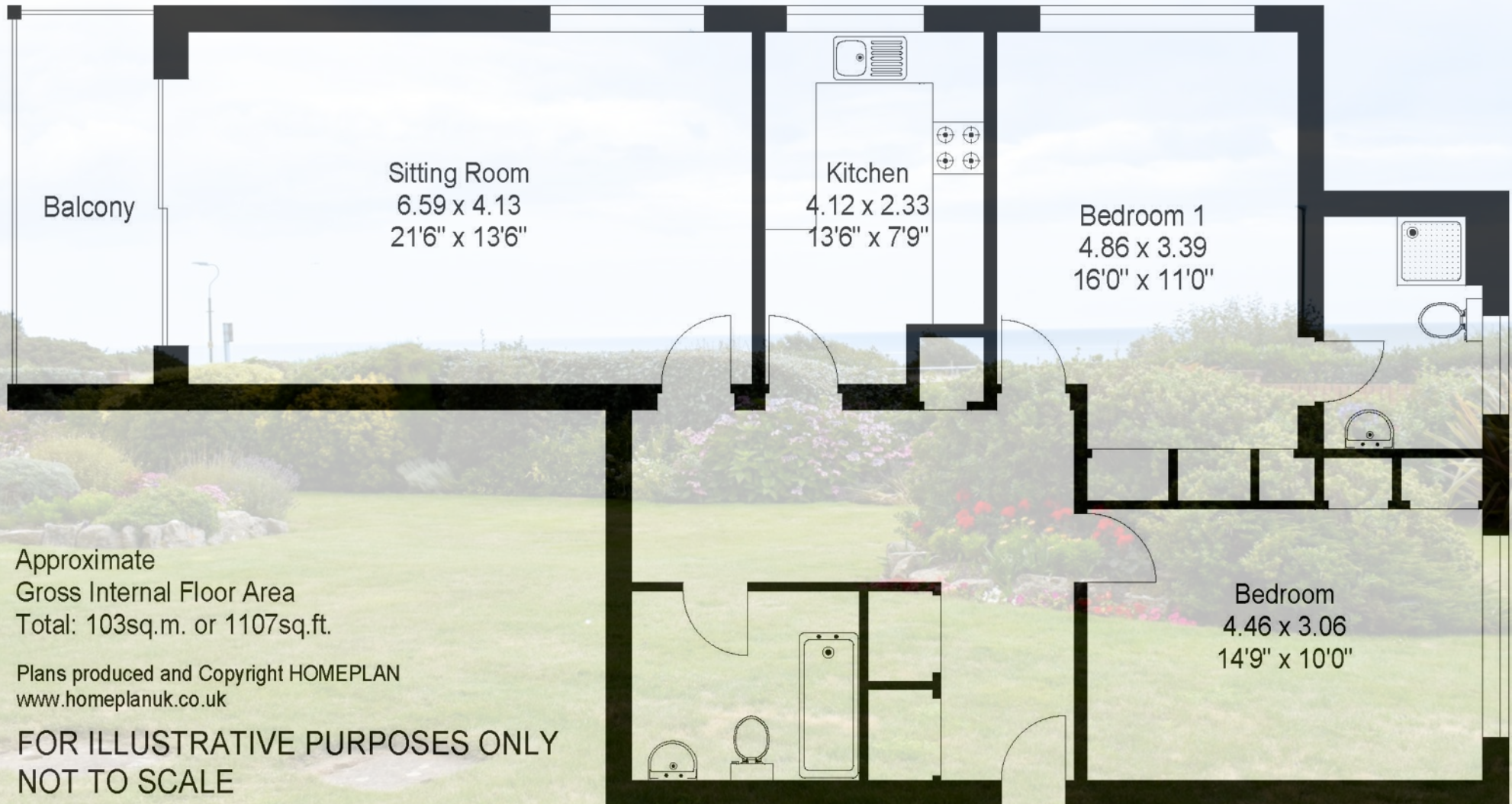
Primary bedroom suite further benefitting a large en-suite shower room, fitted with an oversized walk-in shower cubicle, WC, handwash basin, heated towel rail and fully tiled walls



£550,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 103sq.m. or 1107sq.ft.

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NOT TO SCALE**



Garage parking and visitor parking are available, and it also includes a share of the freehold

Grounds & Gardens

Outside, the block is surrounded by immaculately maintained communal grounds, featuring lush lawns, attractive flowerbeds, and charming shrub borders. At the rear of the block, garages are available, with one designated for this flat, and several visitor parking spaces are conveniently provided.

Services

Energy Performance Rating: E Current: 42 Potential: 60

Council Tax Band: E

All mains services connected

Leasehold - 999 year lease from 24th October 2014. Ground Rent £115 pa
Maintenance £3357 pa inc reserve fund payment.



Points Of Interest

Boscombe beach	0.2 Miles
Solent Mead Golf Centre	2.9 Miles
Riverside Inn	2.4 Miles
St Katherine's School	2.8 Miles
Southbourne High Street	1.9 Miles
Christchurch High Street	3.1 Miles
Pokesdown train station	1.1 Miles (1 hour,50 minutes to London Waterloo)
Bournemouth Airport	5.6 Miles
New Forest	8.2 Miles

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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