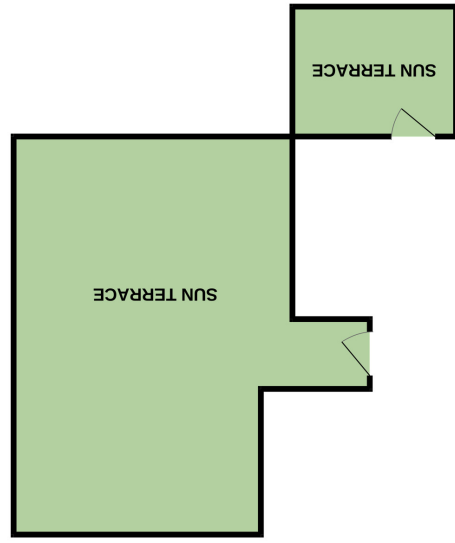




TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix c2022



TOP FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



SUN TERRACE
344 sq.ft. (32.0 sq.m.) approx.





Sea Breeze

Sea Breeze is one of two luxury Penthouse apartments within The Montague, a highly sought after new development of luxury apartments set within it's prime location of Bournemouth's West Cliff benefiting from being only a short walk to Bournemouth Beach, Town Centre and Westbourne Village with it's array of boutique shops and cafes.

The Montague sits within secure electric gates and benefits from allocated off road parking and sits on well tended communal grounds. The apartment offers a fantastic opportunity for a main residence or holiday home for an escape by the sea.

Entrance

Door with visual security entry phone system leading through to communal entrance hall, stairs or lift leading through to the top floor, further door leading through to spacious entrance hall.

Entrance Hall

Spacious Entrance Hall, smooth plastered ceiling, inset ceiling spot lights, dimplex electric heater with remote access function, power points, ambient LED Skirting board lighting, double doors leading through to Living/Dining Room and Kitchen area.

Living Area

An impressive and spacious room, LVT herringbone flooring, Smooth plastered ceiling, inset ceiling spotlights, two wall light points, dimplex electric heaters with remote access function, double glazed patio doors giving access through to the Balcony.

Balcony: Enclosed balcony with an easterly aspect offering townscape views.

Kitchen

A luxury newly fitted kitchen with a comprehensive range of fitted units with Quartz worktops over, inset Bosch hob, extractor hood, integrated Bosch twin ovens, integrated fridge / freezer, integrated Bosch wine cooler, countersunk sink unit with mixer tap, power points, integrated Bosch dishwasher, Smooth plastered ceiling, inset ceiling spotlights, continuation of LVT herringbone flooring, further dimplex electric heater with remote access function.

Bedroom One

A spacious double room, two wall light points, smooth plastered ceiling, inset ceiling spotlights, power points, dimplex electric heater with remote access function, TV point, front aspect double glazed sash window, side aspect Velux double glazed windows.



En-Suite

Luxury En-Suite with floating double basin vanity unit, pillar taps and illuminated mirror over, WC with concealed cistern, walk in oversized shower cubicle with thermostatic shower unit and two shower heads, Porcelanosa tiled flooring and walls, smooth plastered ceiling, inset ceiling spotlights, chrome heated towel rail, side aspect double glaze Velux window.

Bedroom Two

Spacious double bedroom, ceiling lightpoint, side aspect double glazed sash window, dimplex electric heater with remote access function, power points, provision for wall mounted TV, recessed eaves area for study area/storage area/dressing area.

Bedroom Three

Dimplex electric heater with remote access function, side aspect double glazed sash window, power points, provision for wall mounted TV.

Principal Bathroom

Luxury suite comprising of tiled shower cubicle with two shower heads, WC with concealed cistern, floating wash hand basin vanity unit, bath with tiled surround, illuminated mirror, side aspect double glazed Velux window, Porcelanosa tiles to flooring and walls, chrome heated towel rail.

Utility Area

Range of base units with Quartz work surfaces over, countersunk sink unit, space for washer dryer (included), tiled floor, duplex hot water cylinder, wall mounted consumer unit, inset ceiling spotlights, power points.

Sun Terrace

There are steps leading up to the Sun Terrace floor from the communal hall way. There is an expansive predominately easterly facing sun terrace with this apartment offering townscape and distant sea views towards the Isle of Wight. Tiled floor, ppts, enclosed by toughened glass surround.

Outside Area

The Montague is set on well tended communal grounds within a gated development. There is an allocated parking space and a communal bike store.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

