

Gadbridge Court
31 West Cliff Road, Bournemouth BH4 8AY
£270,000 Share of Freehold

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ESTATE AGENTS





Property Summary

A fantastic opportunity to purchase a newly renovated three-bedroom top-floor apartment, located in the sought-after West Cliff district of Bournemouth. The property is within walking distance of both Westbourne Village and Bournemouth Town Centre, as well as local award-winning beaches.



Key Features

- Newly renovated three-bedroom top-floor apartment
- Presented in immaculate condition throughout
- Three bedrooms
- Modern family bathroom
- Dual aspect lounge/dining room
- Modern kitchen
- Feature plantation shutters
- Desirable West Cliff location near award-winning local beaches



About the Property

A superb opportunity to acquire this newly renovated three-bedroom top-floor (third floor) apartment, perfectly positioned in the highly sought-after West Cliff district of Bournemouth. Ideally situated within easy walking distance of both Westbourne Village and Bournemouth Town Centre, the property also enjoys close proximity to the area's award-winning beaches, making it an exceptional coastal home or investment.

Approached via a driveway running alongside the building, the property benefits from residents' parking and garages. A secure entry-phone system provides access to the well-maintained communal areas, where stairs and a passenger lift lead to the top floor and the private entrance to the apartment. Inside, a generous entrance hall welcomes you, offering multiple storage cupboards and an additional entry-phone system. One of the true highlights of this beautifully presented home is the impressive dual-aspect living/dining room. Flooded with natural light from its desirable south/west orientation, it features elegant plantation shutters and provides a spacious yet cosy setting for relaxing, entertaining and dining. The newly installed, stylish kitchen offers an excellent range of contemporary wall and base units, quality worktops and fitted appliances, with space for both a freestanding fridge-freezer and a washing machine.

The main bedroom is a sizeable double with dual-aspect windows, fitted wardrobes and matching plantation shutters. Bedroom two also benefits from fitted wardrobes, while bedroom three is a generous single - both enjoying peaceful views over the rear of the building. A modern family bathroom features a white suite with bath and shower, mirror lighting and fully tiled walls, complemented by a rear-facing window. Additionally, the property includes a separate cloakroom with WC.

Externally, the development sits in well-maintained communal grounds, featuring manicured lawns, mature shrubs and tree borders.

Tenure: Share of Freehold Underlying lease length: 999 years from 2003

Maintenance Charge: £1,991.26 includes building insurance, maintenance of communal areas & gardens, maintenance of roof & lift, water supply.

Management Company: Foxes Property Management Ltd

Council Tax Band: D

Holiday lets/Airbnb: Not permitted Pets: Permitted

EPC rating: D

Utilities: Mains Electricity, Gas, Water & Sewerage Heating type: Gas central heating

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

Proposed works: Replacement of 6 communal windows (paid before a sale)

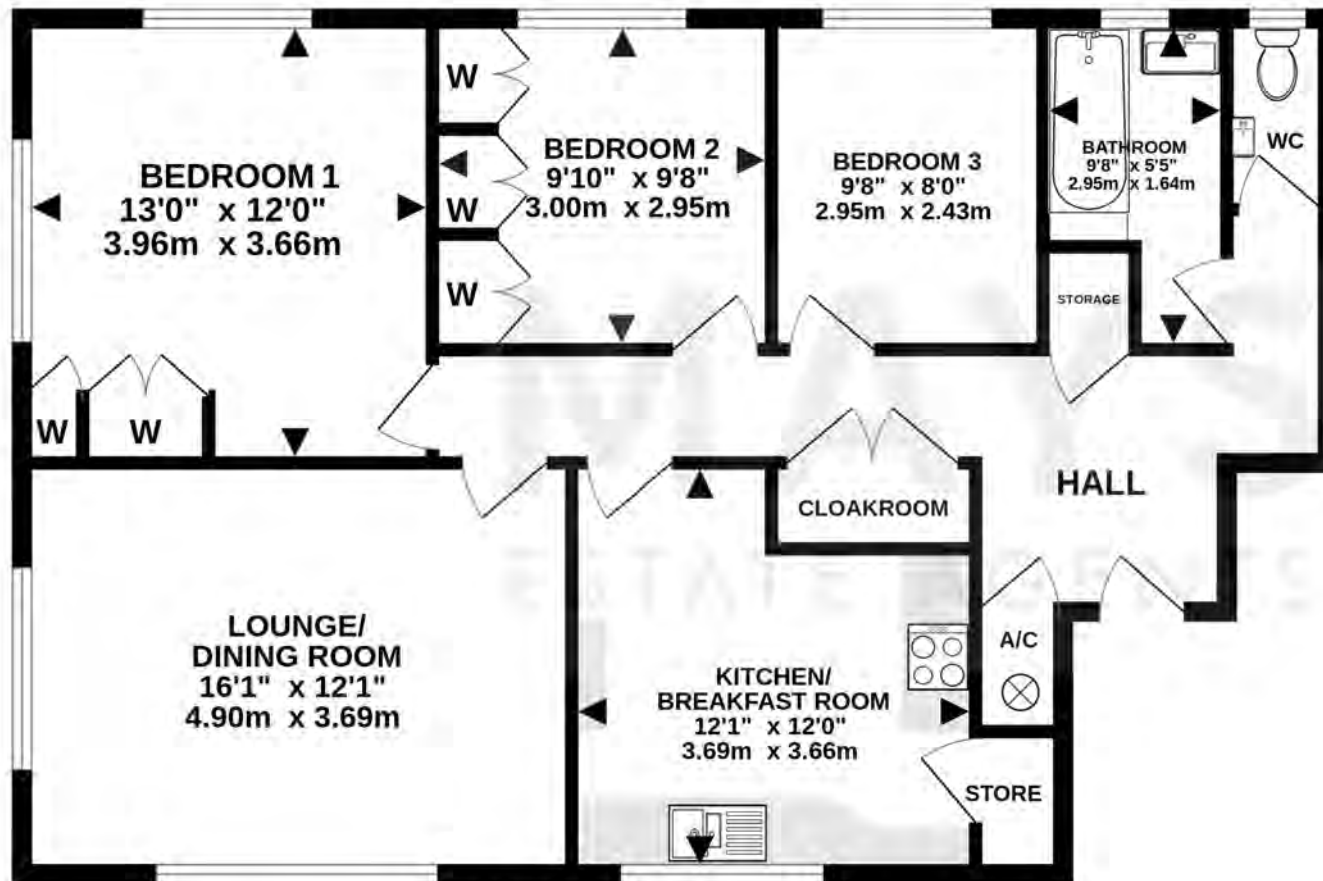
Mays are part of the Property Ombudsman Scheme TPO - DO3138

INCLUDING OUTBUILDING

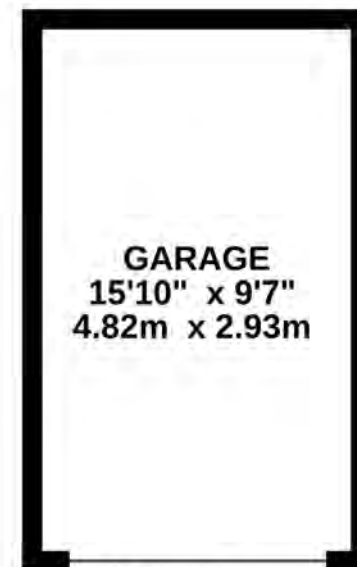
TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

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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3RD FLOOR
882 sq.ft. (82.0 sq.m.) approx.



OUTBUILDING
152 sq.ft. (14.1 sq.m.) approx.



About the Location

Situated in the highly prestigious West Cliff area, this property enjoys a prime location within walking distance of Bournemouth's vibrant town centre, with its array of shops, theatres and restaurants. The award-winning sandy beaches of Alum and Durley Chines are just moments away offering the perfect coastal lifestyle. A short drive brings you to Westbourne Village, renowned for its eclectic mix of stylish bars, cosy cafés, exclusive boutiques and independent shops.

Excellent transport links make this an ideal location for both work and leisure. Bournemouth's mainline railway station provides direct services to London Waterloo, while the nearby M27 offers swift road access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are both within easy reach and Poole Harbour's ferry terminal offers routes to the Channel Islands and mainland Europe

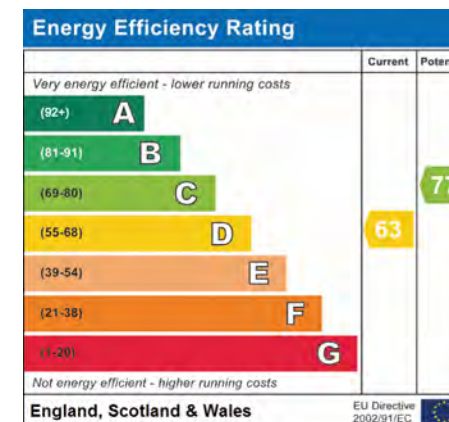
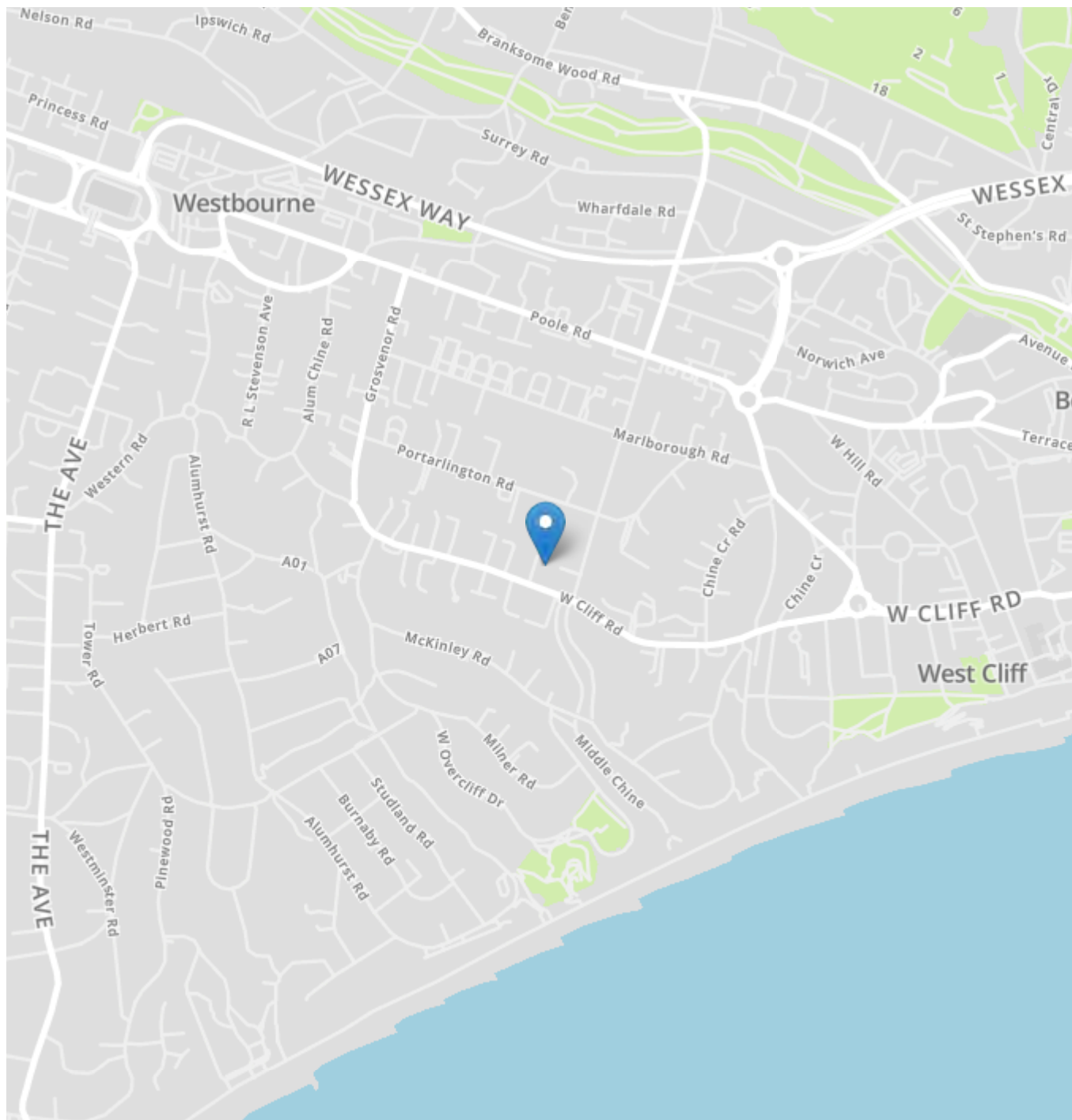


About Mays

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.



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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