



Poole Hill, Bournemouth BH2 5PS



Property Summary

We are proud to offer this stylish two-bedroom apartment with allocated parking, set in a prime Westcliff location.



Key Features

- Two double bedrooms
- Spacious south-facing lounge/diner
- Separate modern kitchen
- Well-maintained family bathroom
- High ceilings & bright interiors
- Allocated off-road parking
- Superb central location near beaches and amenities
- Ample storage
- Well presented apartment throughout
- Situated in a prime location



About the Property

This is a superb opportunity to acquire a stylishly presented two-bedroom second-floor apartment, ideally located between Bournemouth's sought-after Westcliff and vibrant town centre. Offering allocated off-road parking, a sunny south-facing aspect.

Set within a well-maintained building accessed via Poole Hill, the apartment is reached by stairs to the second floor. Upon entering, the spacious reception hall provides access to all rooms, leading into a beautifully bright lounge/dining room. With high ceilings, a sunny outlook and ample space for both relaxing and entertaining, it's the perfect heart of the home. A modern separate kitchen also benefits from a south-facing aspect offering an abundance of natural light.

Both double bedrooms are well-proportioned and are served by a well-presented family bathroom.

Additional storage is available within the apartment, and the property also includes an allocated off-road parking space. Located just a short walk from award-winning blue flag beaches, local shops and Bournemouth's town centre amenities, this apartment combines lifestyle, convenience and investment potential.

Council Tax Band: To be confirmed (BCP Council)

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: None

Flood, erosion or coastal risk: None

Heating type and fuel: Gas Central Heating and Nest thermostat

Water supply/sewerage details: Mains

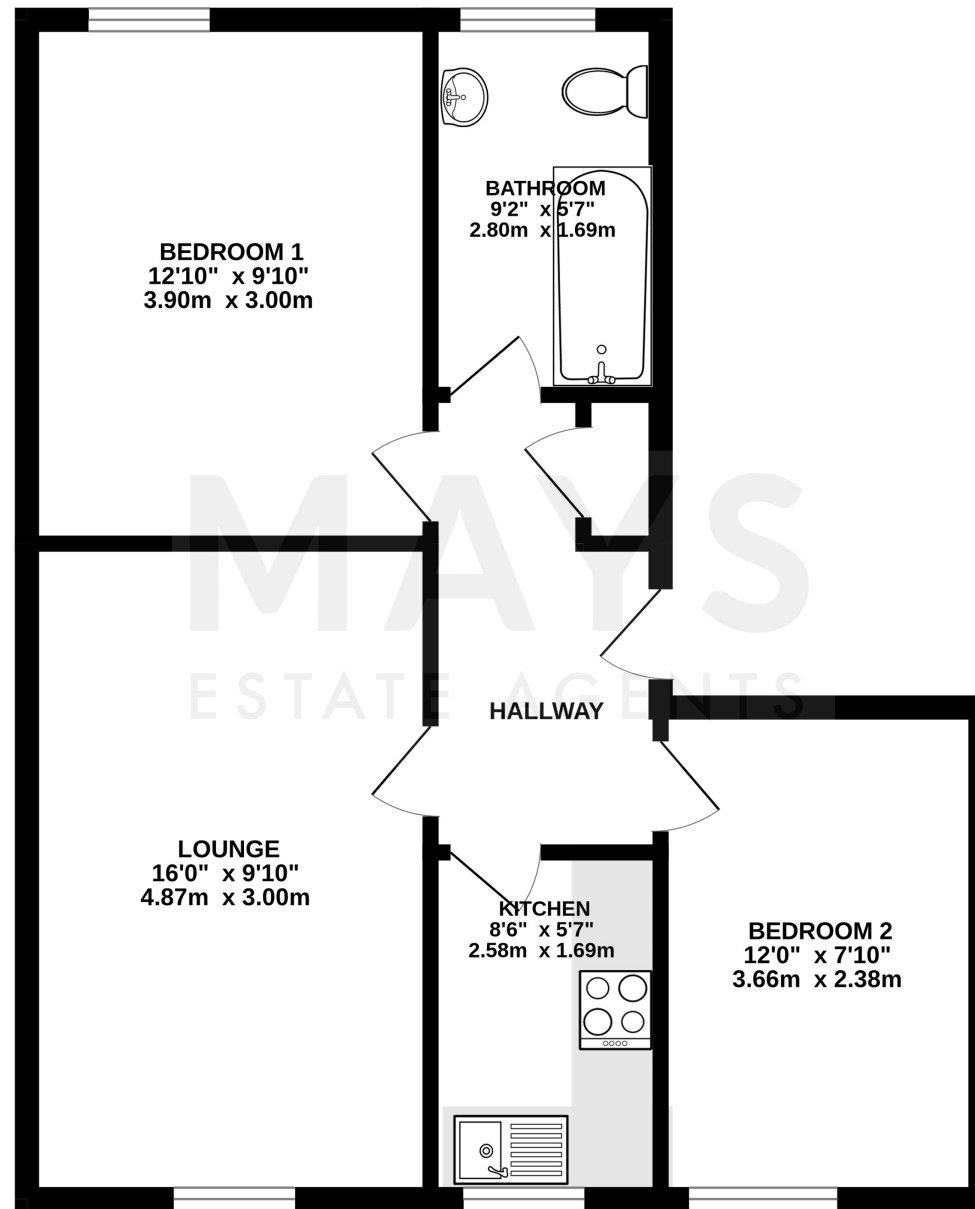
Planning proposals or local development that may affect the property: None

Floor level (if within a building): Second (Top Floor)



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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2ND FLOOR
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About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

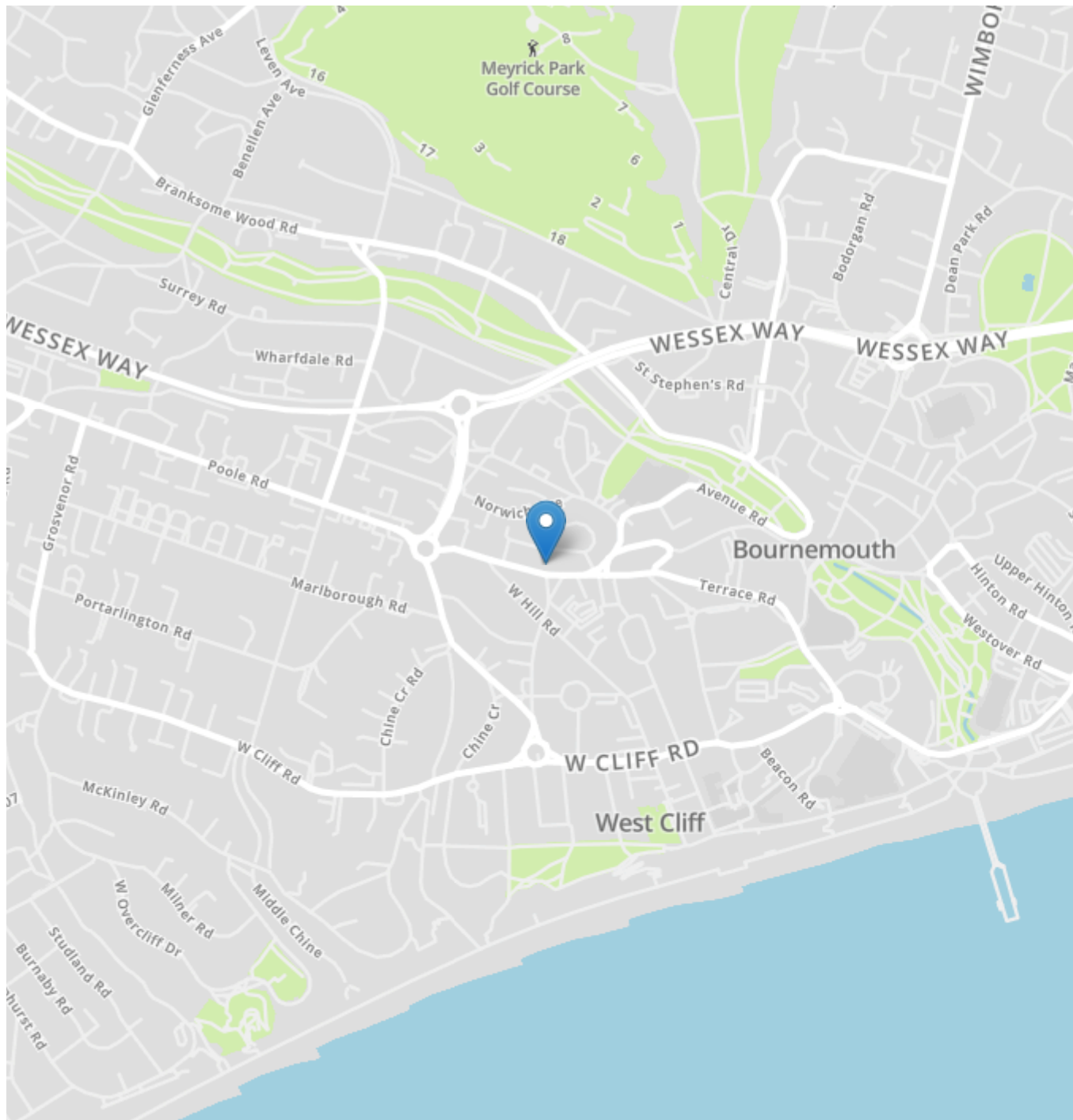


About Mays

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 and letting property 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+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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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