

Fairlea

16 West Cliff Road, Bournemouth BH2 5EZ

Guide Price £1,095,000





Property Summary

A unique opportunity to acquire one of three newly constructed frontline penthouse apartments with panoramic views over Poole Bay. Finished to an exacting standard, these stunning properties have been designed to capture the exceptional waterfront location and enjoy direct access to their own private roof top terraces. The apartments all hold distinctive features such as variations on both internal design and their waterscape views, and we feel they present a superb option as a second home or primary residence to buyers wishing to embrace frontline coastal living.



Key Features

- Contemporary entrance with elevator rising to the penthouse
- Private entrance hallway with generous storage
- Open plan kitchen, dining and living room with sea views
- Principal bedroom with dressing room and ensuite shower
- Guest bedroom and bathroom
- Staircase with electric 'sky-frame' door opening to the roof terrace
- Private roof terrace with retaining glazing
- High specification to include underfloor heating and Sonos ceiling speakers
- Gated approach with parking for two vehicles
- Beautiful surrounding communal gardens with access to the roof top



About the Property

Occupying the central position of the top floor, 11 Fernlea is positioned to enjoy open water views from all principal rooms. The property also enjoys a high degree of privacy from the central positioning.

There is an open plan kitchen/dining and living room which has floor to ceiling windows that frame the outstanding views and flood the room with natural light.

The open plan kitchen/dining area is fitted with a comprehensive range of units, branded appliances and a Quartz work surface. A central island unit with pendant lighting provides definition from the kitchen to the dining and lounging areas.

A staircase rises from the living area to an electric 'sky frame' door which opens to a vast roof terrace. The roof terrace provides the most outstanding panoramic views of Poole Bay and seamlessly connects the inside of to the outside, significantly adding to the already spacious feel of the property.

The roof terrace is retained with glazing, and the southerly elevation allows for uninterrupted enjoyment of the incredible seascape views. With enough space for dining, lounging and entertaining, the terrace is the perfect setting to enjoy our famous sunsets with a sundowner and friends.

To complete the internal accommodation, the principal bedroom has an en-suite shower room and large dressing area that could also be used as a home office if required, and the guest bedroom is serviced by a further bathroom. The property sits within beautifully landscaped gardens that afford residents access to the cliff top.

Tenure: Share of Freehold

Underlying lease term: 250 years

Management Agent: Foxes Property Management, 6 Poole Hill, Bournemouth BH2 5PS

Service Charge: £2,300 per annum

Holiday lets are not permitted.

Pets permitted on licence.



Penthouse 11

Approximate Floor Area = 106.5 sq m = 1146 sq ft

Roof Terrace = 34.7 sq m / 374 sq ft

Total Area = 141.21 sq m / 1520 sq ft

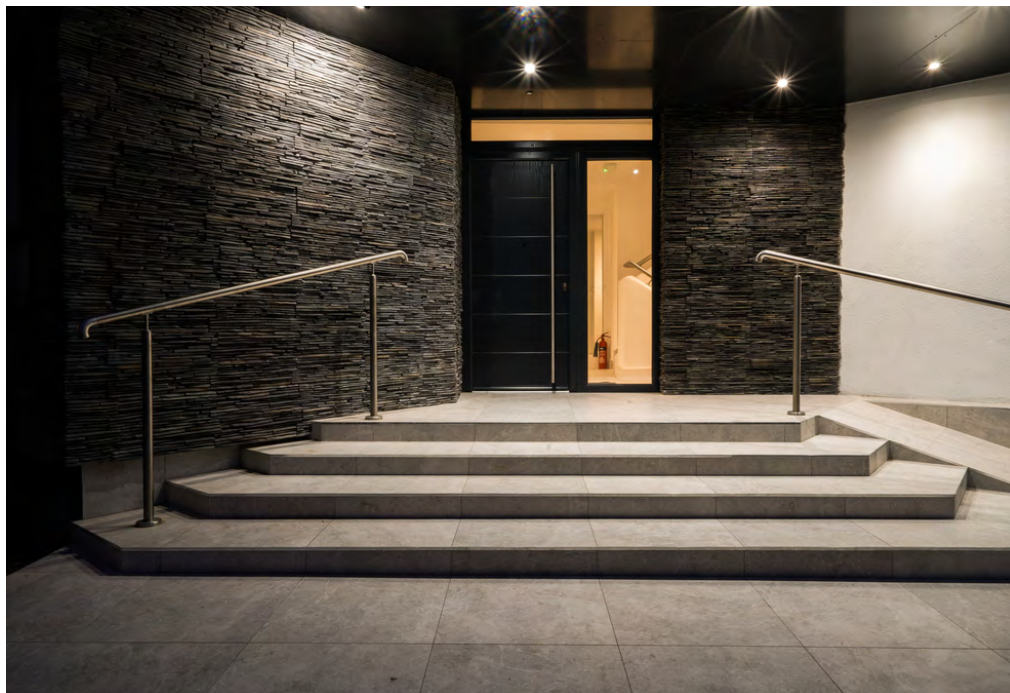


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About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres 7 miles of award winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby

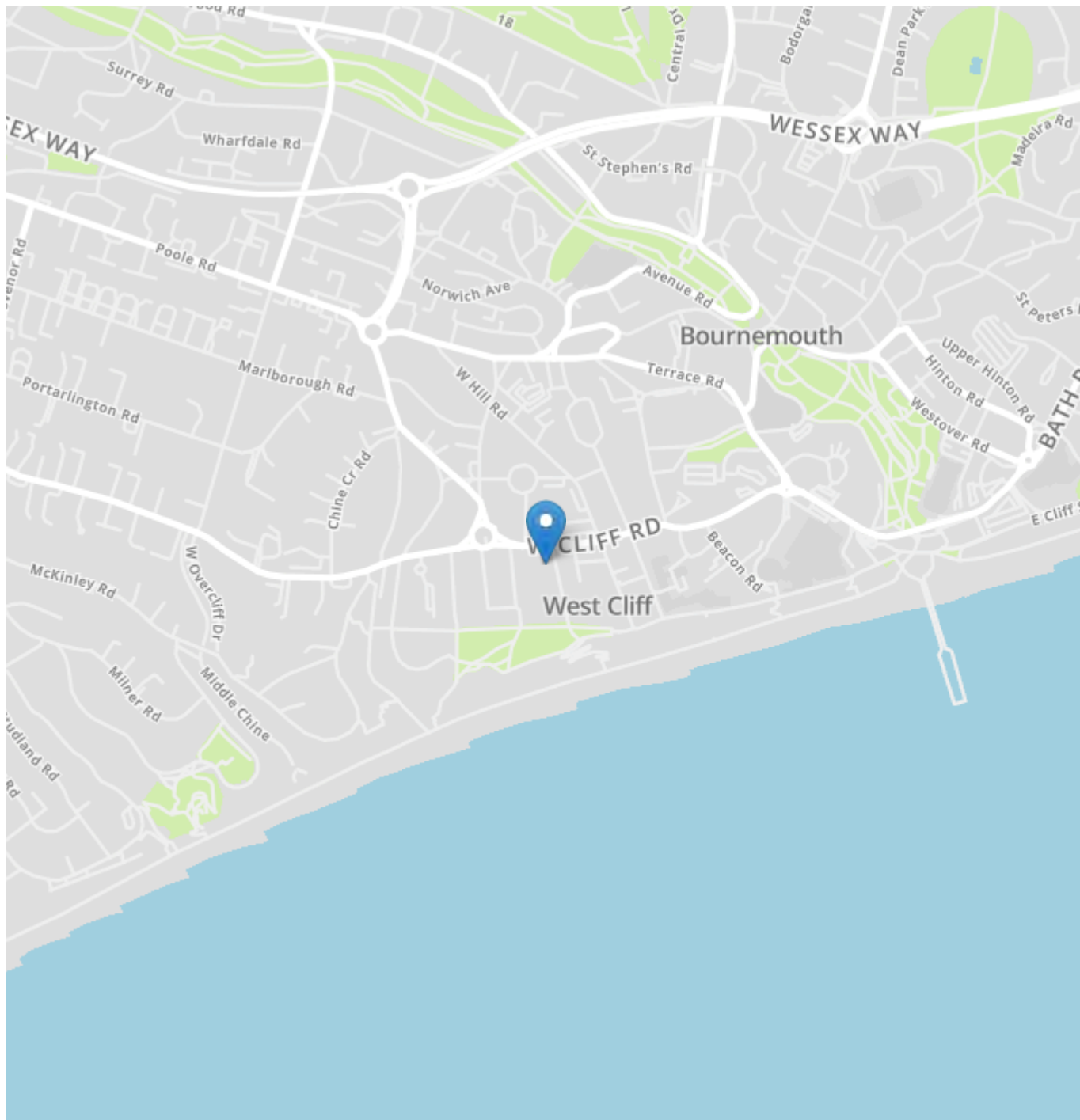


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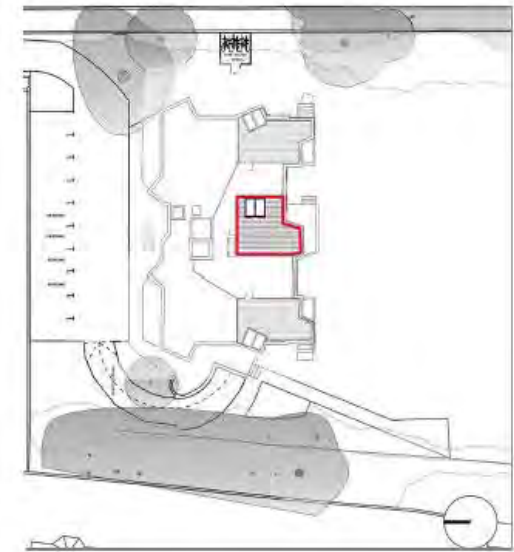
We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 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 nearly 30 years.



ROOF TOP TERRACE (Not to scale)



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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