



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(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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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 5, 25 Mckinley Road, WEST CLIFF, Dorset BH4 8AG

£400,000

The Property
A stunning split-level 'pet friendly' apartment, set within an impressive character detached dwelling, where timeless charm meets contemporary living. The striking communal entrance foyer boasts a sweeping staircase and ornate ceiling making a grand first impression, and the apartment itself boasts period features such as high ceilings and skirtings that beautifully reflect its historic roots. A stylish and tasteful interior features character radiators, wood flooring and attractive windows shutters. The open-plan living, kitchen and dining area is designed for modern living, complete with a charming reading nook, the two comfortable bedrooms, each featuring a range of wardrobes provide ample storage and the stunning bathroom suite is a true retreat, showcasing a double-ended roll-top bath and a separate shower cubicle, perfect for unwinding at the end of the day. Careful consideration has been given to preserving the character of the property while introducing contemporary touches, offering a unique blend of historic charm and modern lifestyle living.

Set amidst wide, tree-lined roads, this highly desirable location is a stone's throw from the picturesque Chine walks which meander directly on to miles upon miles of golden sandy shores and scenic promenade that stretches towards Bournemouth and beyond in one direction, and the world-renowned Sandbanks in the other. The vibrant village of Westbourne is just a short distance away, offering an array of café bars, restaurants, and independent shops, alongside familiar high-street names such as Marks and Spencer food hall. Whether you're seeking leisurely strolls, fine dining, or boutique shopping, this property provides easy access to the best of what the area has to offer.

AGENTS NOTE - PETS & HOLIDAY LETS
Pets - Pet friendly subject to consent/licence which can be revoked if necessary, we hold a copy of the lease extract on file/Rightmove image.
Holiday Lets - Our client has advised that 'holiday lets' are possible (subject to any McKinley Freehold Ltd sign off letter). Likewise with a pet, if it becomes a nuisance this can be revoked. We would suggest any prospective purchaser who has this intention fully satisfy themselves on this matter.

GRAND COMMUNAL ENTRANCE FOYER
A striking entrance foyer with sweeping return staircase to the first floor, secure entry system.

ENTRANCE HALL
Split level entrance hall, feature radiator, walk in storage cupboard housing fuse box.

OPEN PLAN LIVING/KITCHEN/DINING
24' 0" x 14' 4" (7.32m x 4.37m) maximum measurements. A stunning room with feature alcove and bay window creating a lovely reading nook, a perfect spot to relax and unwind, feature radiators.

KITCHEN/DINING AREA
Well appointed kitchen equipped with a range of units with complimentary work surfaces, inset sink, Neff induction hob with Neff oven below and filter above, integrated washing machine, wall units, feature island unit/breakfast bar with space for four chairs and integrated fridge and freezer below.

BEDROOM ONE
14' 8" into bay x 9' 1" (4.47m x 2.77m) Single glazed side windows, full width range of built-in wardrobes with hanging and shelving space, centre drawers with cupboards over concealing space for TV, radiator.

BEDROOM TWO
10' 7" x 8' 7" to wardrobe front (3.23m x 2.62m). Two side windows, full width range of wardrobes with hanging and shelving space, radiator.

FOUR PIECE BATH/SHOWER ROOM
9' 3" x 6' 7" (2.82m x 2.01m) Stunning bath suite featuring roll top double ended bath with side taps, vanity unit with inset wash hand basin, low level w.c., walk-in shower cubicle with hand held and 'Rainfall' shower, tiled walls and flooring.

COMMUNAL GROUNDS
Well maintained grounds with large area of lawn and mature surround, to the rear is a private entrance to the Chine which leads to the beach.

ENLARGED ALLOCATED PARKING
An enlarged allocated parking space (spot number 5) is conveyed with the property.

MATERIAL INFORMATION
Tenure - Share of Freehold
Length of Lease - 999 years from 6th July 2024
Service Charge - £2,274.00 per annum
Management Agent - Glide Property Management
Parking - Allocated parking space
Utilities - Mains Electricity, Mains Gas & Mains Water
Drainage - Mains Drainage
Broadband - Refer to Ofcom
Mobile Signal - Refer to Ofcom
Council Tax - Band C
EPC Rating - C