

East Coast, Beacon Road,  
West Cliff, Bournemouth BH2 5EW

Guide Price £480,000









## Property Summary

If you're looking for a panoramic sea view – they don't come much better than this...! A stunning contemporary apartment set in an exclusive development moments from sandy beaches and a range of amenities. With two large balconies, and an impressive kitchen/lifestyle room overlooking the sea, they don't come much better than this...



## Key Features

- Private development overlooking the sea
- Large entrance hallway leading to principal rooms
- Stunning lifestyle room with kitchen, dining and living areas
- Two double bedrooms
- Principal bedroom with ensuite
- Further well-appointed bathroom
- Communal Gardens
- Underground parking
- Panoramic sea views



## About the Property

This stunning apartment forms part of a development that was completed in 2016 and has been finished to the highest of standards. Located in West Cliff it enjoys immediate access to sandy beaches and has the most wonderful sea views.

Upon entering the property there is a large entrance hallway which has plentiful storage. The hallway leads to all principal rooms. The living, dining and kitchen area is a huge space and allows for a flexible arrangement of furniture. The windows and doors in this room make the most of the incredible views. The kitchen has been well fitted with a range of modern units and appliances.

Both bedrooms are comfortable doubles, and the principal bedroom has a modern en-suite bathroom and access to a private balcony which also enjoys sea views. The second bedroom is serviced by a large bathroom.

There is secure underground parking and beautifully tended communal grounds with terracing and mature planting.

The property is offered with no forward chain and viewings are highly recommended to appreciate not only the stunning views, but also the internal size and quality of finish throughout.

Tenure: Leasehold 150 year lease from 2015

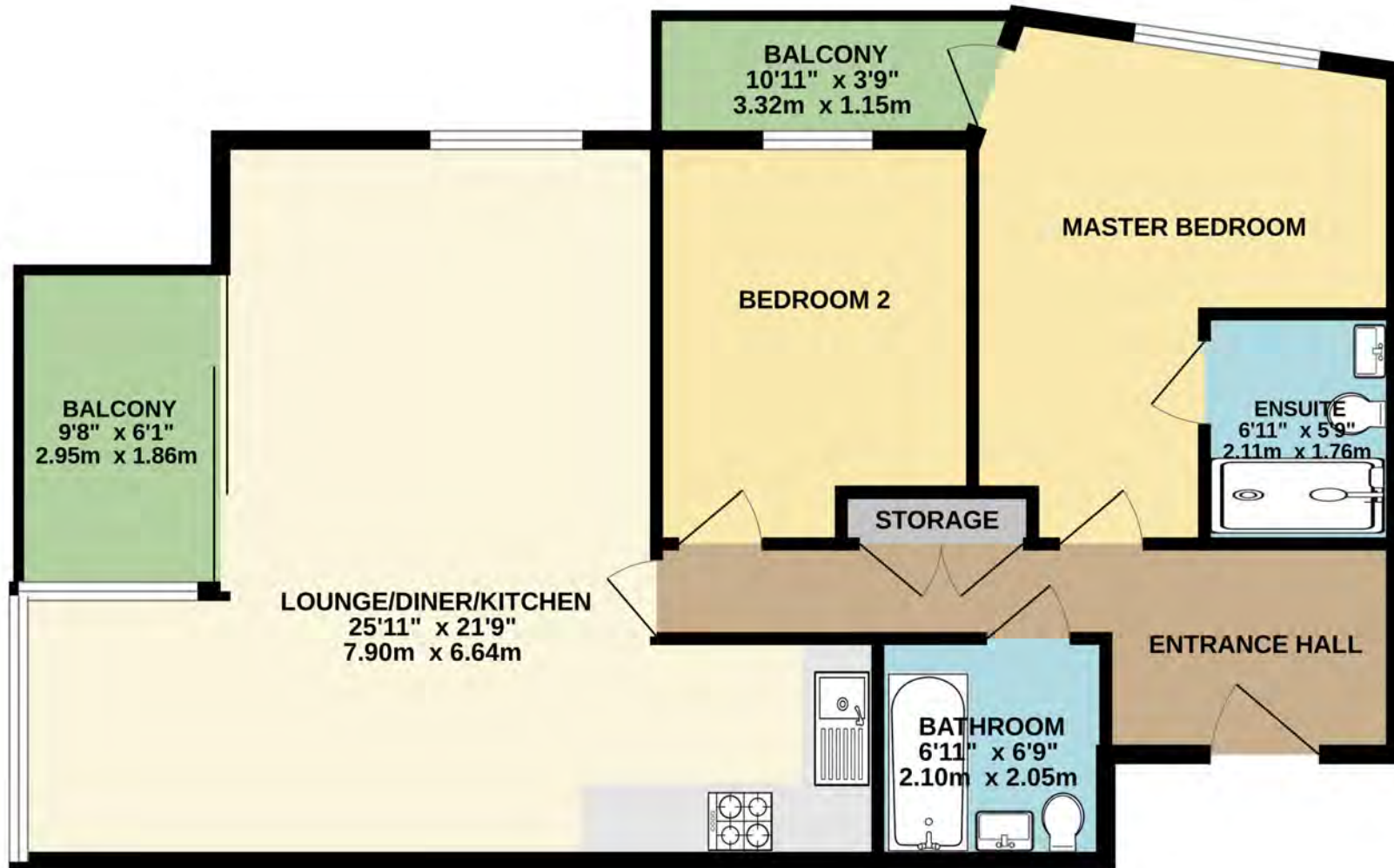
Service charge: £2,500 per annum

Ground rent: £250 per annum

Council tax band: E



FIRST FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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## About the Location

Bournemouth's miles of sandy beaches is at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone 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.

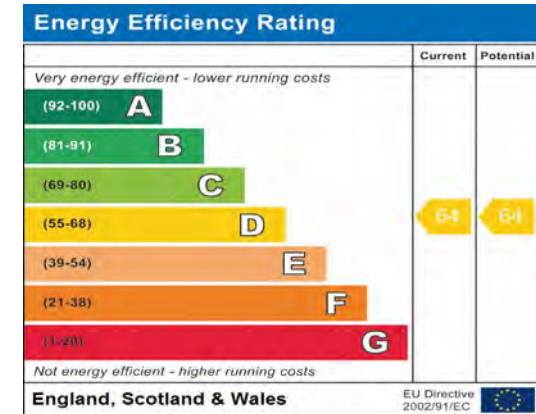
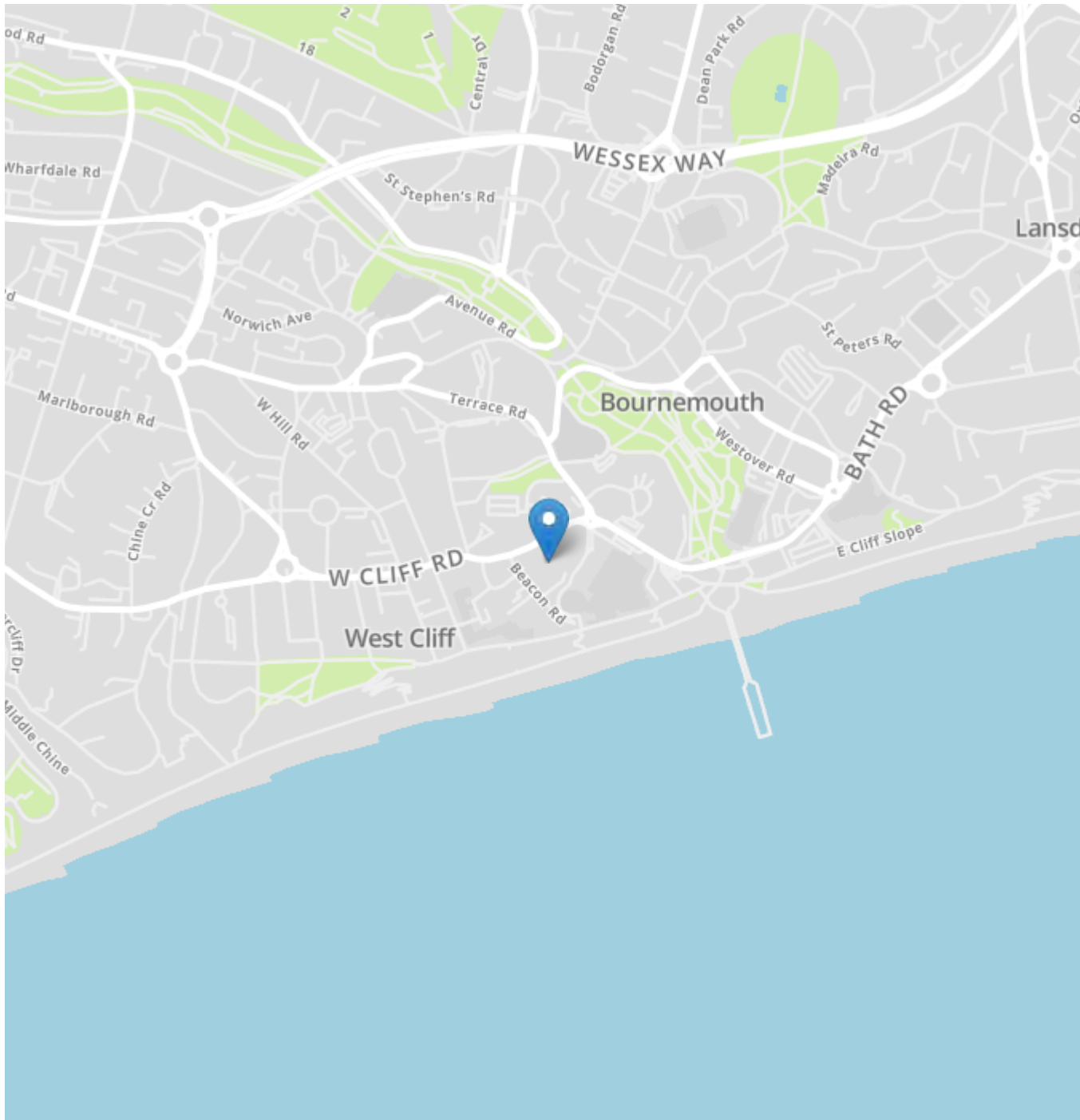


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.



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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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