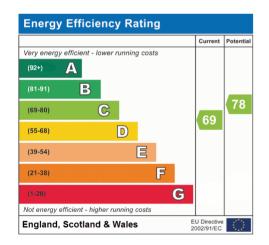
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# Flat 3, Farrington 54 West Cliff Road, WEST CLIFF BH4 8BE

£485,000

## **The Property**

A beautifully presented three double bedroom apartment occupying a fantastic location adjacent to a footpath which leads directly to the beach. This lovely home enjoys a bright and airy ground floor position and affords generously proportioned accommodation, further enhanced with a good size reception hallway with storage, south facing terrace, 19' living room with separate dining room, bathroom and en-suite shower room - additionally, there is a garage and a share of the freehold. This apartment would make a super holiday home, or main residence alike.

Farrington is ideally located on the highly favoured West Cliff adjacent to a 600m footpath which leads to golden sandy beaches, perfect for a refreshing dip or paddle-boarding session. You can enjoy a leisurely stroll along the promenade to Bournemouth and beyond in one direction and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The vibrant and bustling village of Westbourne with its eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall is also within walking distance as are bus services which operate to surrounding areas.

## **COMMUNAL ENTRANCE**

Secure entry system through to the communal entrance hall.

## **ENTRANCE HALL**

Generous reception hallway with ample storage cupboards.

## **LIVING ROOM**

19' 10" x 11' 10" (6.05m x 3.61m) Side aspect UPVC double glazed window, UPVC double glazed sliding doors to balcony, radiator.

# KITCHEN

11' 8"  $\times$  6' 9" (3.56m  $\times$  2.06m) Well appointed and equipped with a comprehensive range of units with complimentary work surfaces, built-in electric hob and oven, appliances to include microwave, fridge/freezer and washing machine. Breakfast bar for casual dining. Front aspect UPVC double glazed window.

## **DINING ROOM**

11' 10" x 10' 2" (3.61m x 3.10m) Side aspect UPVC double glazed window to side aspect, radiator.

## **BEDROOM ONE**

15' 10" x 12' 0" (4.83m x 3.66m) Rear aspect UPVC double glazed window, radiator, built-in wardrobes.

# **EN-SUITE**

Shower cubicle with mains fed shower, heated towel rail, wash hand basin, w.c, bidet, large storage cupboard.

## **BEDROOM TWO**

12' 4"  $\times$  11' 0" (3.76m  $\times$  3.35m) Front aspect UPVC double glazed window, radiator, built-in wardrobes.

## **BEDROOM THREE**

 $14' 8" \times 9' 8" (4.47m \times 2.95m)$  Front aspect UPVC double glazed window, radiator, built-in wardrobe.

## **BATHROOM**

Suite comprising spa bath, w.c, wash hand basin, heated towel rail.

## **TERRACE**

Enjoying a south facing aspect with outlook over the beautifully kept communal grounds, ample space for table and chairs.

## COMMUNAL GROUNDS

Well manicured grounds with areas of lawn and mature planting.

# GARAGE

Up and over door, power and light.

## **VISITOR PARKING**

Visitor parking available.

## **TENURE - SHARE OF FREEHOLD**

Length of lease: 977 years remaining. Service Charge: £1635 per half year.

Ground Rent: Peppercorn.

Managing agent: Burns Hamilton.

## AGENTS NOTE: HOLIDAY LETS AND PETS

Pets and holiday lets are not permitted within the terms of the lease.

**COUNCIL TAX - BAND E**