



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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## Flat 3 Ashmede, 56 West Cliff Road, WEST CLIFF BH4 8BE

£399,950

### The Property

A beautifully presented two double bedroom apartment occupying a fantastic location adjacent to a footpath which leads directly to the beach. This tastefully modernised home enjoys a bright and airy first floor position and affords generously proportioned accommodation, further enhanced with a good size reception hallway with ample storage, south facing balcony, 18' kitchen/dining room with appliances, bathroom and separate 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.

Ashmede 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 cafe 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.

### AGENTS NOTE - PETS

We are advised that pets are NOT permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance hall, stairs to the first floor.

### RECEPTION HALL

Generous reception hallway with ample storage cupboards.

### LOUNGE

19' 5" x 12' 11" (5.92m x 3.94m) Side aspect UPVC double glazed window, UPVC double glazed sliding doors to balcony, radiator.

### SOUTH FACING BALCONY

12' 5" x 4' 10" (3.78m x 1.47m) Enjoying a south facing aspect with outlook over the communal grounds, ample space for table and chairs.

### KITCHEN/DINING ROOM

18' 10" x 10' 2" (5.74m x 3.10m) Beautifully 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 together with ample space for dining table and chairs for more formal dining. Front and side aspect UPVC double glazed windows, radiator.

### BEDROOM ONE

16' 1" x 13' 0" (4.90m x 3.96m) UPVC double glazed window, radiator, built-in wardrobes.

### BEDROOM TWO

13' 0" x 9' 4" (3.96m x 2.84m) Front aspect UPVC double glazed window, radiator, built-in wardrobes.

### SHOWER ROOM

Suite comprising shower cubicle, corner wash hand basin and low level w.c.

### BATHROOM

Suite comprising bath with glass shower screen and wall mounted shower, concealed low level w.c., vanity unit with wash hand basin and storage above and below.

### COMMUNAL GROUNDS

Ashmede occupies well manicured grounds with areas of lawn and mature planting.

### GARAGE

Up and over door, power and light.

### VISITOR PARKING

Visitor parking available.

### AGENTS NOTE - FURNITURE

Items of furniture are negotiable if required.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 2003  
Maintenance - The service charge is paid twice yearly, £1,118.79 payable per 6 months

### COUNCIL TAX - BAND D