



Flat 7 Carlton Gate, 6 West Overcliff Drive, Bournemouth, Dorset BH4 8AA

£575,000

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THE PROPERTY

Set high above Bournemouth's celebrated West Overcliff, this home is one of only two penthouses in this landmark development. Just a few steps from the golden sands and sweeping promenade, this unique home combines luxurious proportions with a truly enviable position by the sea. From the moment you step into the apartment, light floods in through expansive windows, drawing the eye towards the treetops.

The open-plan living and dining space is designed for both relaxation and entertaining, offering ample room for family gatherings, dinner parties, or simply enjoying the peaceful ambience of coastal living. The kitchen is sleek and well-appointed, fitted with integrated appliances and generous work surfaces, while still retaining a warm, homely feel. Three double bedrooms provide flexibility — the principal suite boasting its own private bathroom, while the additional bedrooms are ideal for guests, children, or a dedicated home office. Step outside onto your private balcony and you'll instantly understand why this address is so sought-after: the gentle sound of the sea, fresh salty air, and glimpses of the beach just moments away create a serene escape from everyday life.

Carlton Gate itself is a well-maintained and exclusive development, set within manicured communal grounds and offering two secure underground parking and lift access. Privacy, peace and prestige are at the heart of this home. Perfectly positioned, you'll enjoy the best of both worlds — the quiet beauty of West Overcliff's tree-lined avenues and clifftop walks, with Westbourne's vibrant village atmosphere only a short stroll away. Cafés, restaurants, boutiques, and essential amenities are all within reach, while Bournemouth town centre and Poole are a quick drive for wider connections.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 972 years remaining.
- Ground Rent - Peppercorn
- Maintenance - £1890.76 per half year.
- Management Agent - Woodleigh and Associates
- Pets & Holidays Lets - Not permitted.
- Parking - Two secure underground parking spaces.
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to ofcom website
- Council Tax - Band G
- EPC Rating - TBC

KEY FEATURES

- THREE DOUBLE BEDROOMS
- PENTHOUSE APARTMENT
- SOUTHERLY ASPECT BALCONY
- MOMENTS FROM SANDY BEACHES
- TWO UNDERGROUND PARKING SPACES
- TWO BATHROOMS AND A FURTHER CLOAKROOM
- CONTEMPORARY KITCHEN/DINER
- SPACIOUS LOUNGE/DINER
- SHARE OF FREEHOLD



Floor Plan
Floor area 1,786 sq.ft.

Total floor area: 1,786 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io