

FOR SALE

Flat D, 58 West Overcliff Drive,
Dorset BH4 8AB



PHILIPPA SOLE



£290,000

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2 bathrooms - 1 en-suite

Allocated parking

Westbourne Village

Ideal buy to let investment

Beautiful character conversion

2 modern bathrooms

Close proximity to the beaches

Share of Freehold - 990 years remaining

Council Tax Band D - £2147.75

Service charge £1,667

Share of Freehold

About this property

We are delighted to present this stunning newly renovated two-bedroom, two-bathroom apartment on the second floor, within walking distance of Westbourne and the award-winning beaches of Alum Chine. This property also benefits from a share of freehold and comes with allocated off-road parking.

We are pleased to offer this newly renovated two-bedroom, two-bathroom apartment, situated on the second floor of West Overcliff Drive. Ideally positioned within walking distance of Westbourne and the award-winning beaches of Alum Chine, this property provides an exceptional blend of convenience and coastal living.

It also includes the advantage of a share of the freehold and allocated off-road parking. The apartment is accessed via a well-maintained entrance, leading into a welcoming hallway that opens into a bright and spacious lounge/kitchen area. The newly renovated kitchen is thoughtfully designed with ample cupboard space.

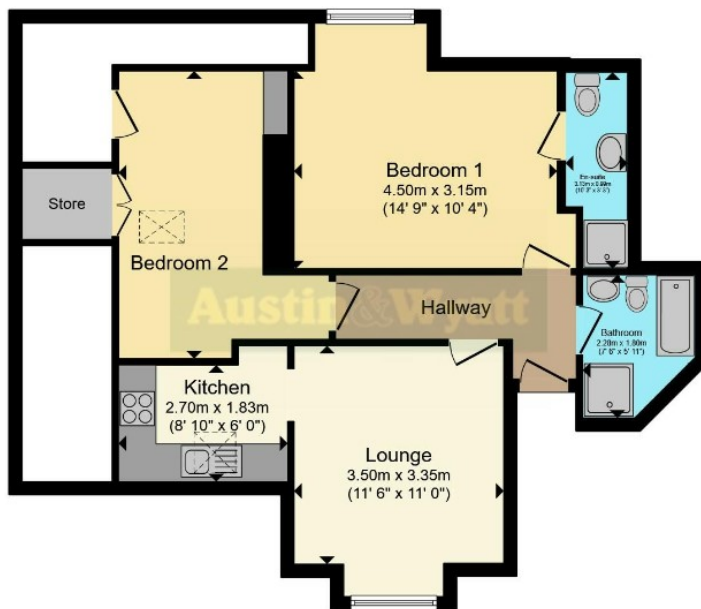
The main bedroom is generously proportioned and features ample storage along with a modern en-suite bathroom, which includes a shower, W/C, and sink. The second bedroom is also well-sized and offers additional storage within the eaves. The family bathroom has been newly fitted with a luxurious walk-in shower and a separate bathtub.

Additional features of this property include double glazing throughout, a storage cupboard in the communal hallway, allocated off-road parking, and a low annual service charge.

Location

Within a short walking distance is the village of Westbourne, providing all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks and Spencer's food hall, a diverse range of restaurants and cafés and so much more. Transport links include a regular bus service to both Bournemouth and Poole. The local train station at Branksome has a direct line to London Waterloo in approx. 2 hours. One of the main attractions of this apartment is a down hill stroll to the award winning seven miles of sandy bathing beaches.





Total floor area 61.3 sq.m. (660 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(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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