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Flat C, 58 West Overcliff Drive, Bournemouth - BH4 8AB

Guide price £425,000







## Flat C, 58 West Overcliff Drive

Nestled in the heart of Westbourne, this charming two-bedroom first-floor apartment seamlessly blends contemporary living with timeless period features.

- Beautiful character conversion
- Two double bedrooms
- Close proximity to the beaches
- Westbourne Village
- An array of period features
- Ideal buy to let investment
- Stylish shower room
- Allocated parking
- Approx 685 sq.ft / 63.6 sq.m.
- Council tax band D - £2254.94
- Share of Freehold - 990 years remaining
- Service charge £2600 per year





Upon entering, you're welcomed by high ceilings, sash windows, and elegant column radiators, setting the tone for the characterful interiors. The spacious living room boasts a feature gas fireplace with a wooden surround, creating a cozy focal point. Adjacent to this is the modern shaker-style kitchen/breakfast area, complete with stone worktops, integrated appliances, and ample space for a dining table—ideal for both everyday meals and entertaining guests.

The principal bedroom is a serene retreat, offering generous proportions, an abundance of natural light, and large fitted wardrobes. A standout feature is the roll-top bath, elegantly positioned in the bay window on ornate tiles, providing a luxurious bathing experience. The second double bedroom is neutrally decorated, benefiting from high ceilings that enhance the sense of space. The main shower room exudes luxury, featuring marble tiles, modern fittings, and underfloor heating, ensuring comfort and style. This property boasts the added convenience of two allocated driveway parking spaces, offering both ease and exclusivity.

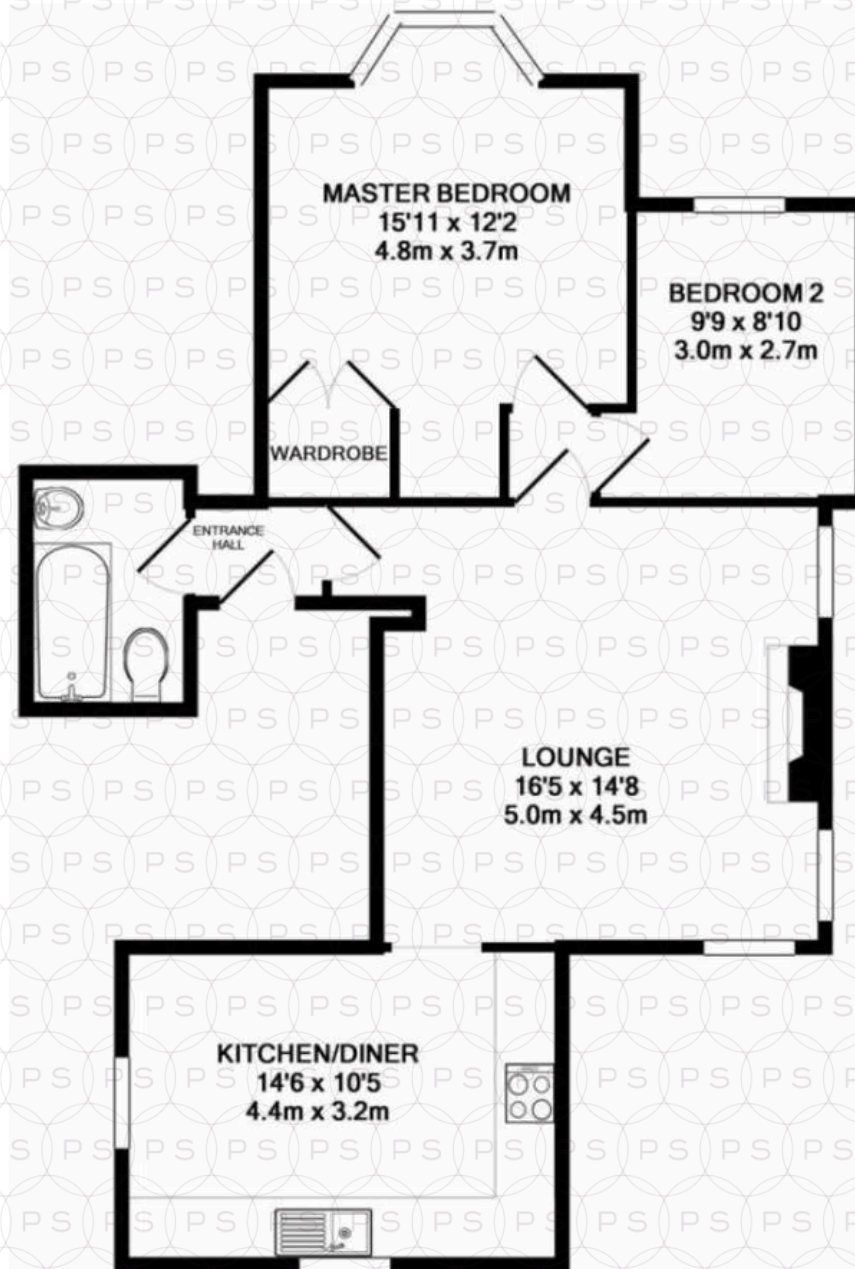
### Location

Located just a short walk from the vibrant village of Westbourne, residents can enjoy a plethora of independent boutiques, cafés, and restaurants. The beautiful Alum Chine beach, with its Blue Flag status, is also within easy reach, offering a perfect spot for relaxation and recreation. This apartment offers a unique opportunity to experience coastal living with character and convenience.

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.









## Philippa Sole Ltd

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