



Cheriton
47 West Cliff Road
Westbourne BH4 8AZ

A well presented and exceptionally spacious one
bedroom ground floor apartment in a great location
with no chain.
£210,000

ALBURY
& HALL

Albury and Hall are delighted to be offering this spacious and well-presented one-bedroom, ground floor apartment in this most popular residential location.

The property is located in a superb position close to Alum Chine which provides a delightful, wooded walk down to the Blue Flag award winning beaches. Cheriton is within easy reach of Westbourne Village with its array of bars, cafes and restaurants alongside exclusive boutiques, independent traders and the usual range of High Street facilities including a Marks & Spencer's Food Hall. There are main bus routes running along West Cliff Road with Bournemouth town centre approximately a mile away with a comprehensive range of shopping, leisure and entertainment facilities. There are also excellent transport links by road and rail to Southampton and London.

Carpeted communal hallways lead to the front door which opens into a good size entrance hall with entry phone and four walk in storage cupboards. The lounge/dining room is a spacious room with fire surround, south facing picture window, eye level east facing window and a door leading out onto the south facing patio. The kitchen/breakfast room has an extensive range of base & eye level cupboards and drawers, part tiled walls, four ring gas hob with extractor above and electric oven under, built in fridge/freezer and space for washing machine and tumble dryer. There is a wall mounted gas fired boiler and airing cupboard along with space for breakfast table and chairs. The bedroom is an excellent double room with recessed wardrobes and an east facing window. The bathroom has fully tiled walls and a suite comprising pedestal wash hand basin with mirror and shaver/light over, low level WC, extractor, panel bath with wall mounted shower and screen. The communal gardens are immaculately kept and a single garage is conveyed with the property plus there are parking spaces for visitors.

The property has the benefit of gas central heating, entry phone system, double glazing, single garage, fantastic storage, extended lease and is offered with no forward chain.

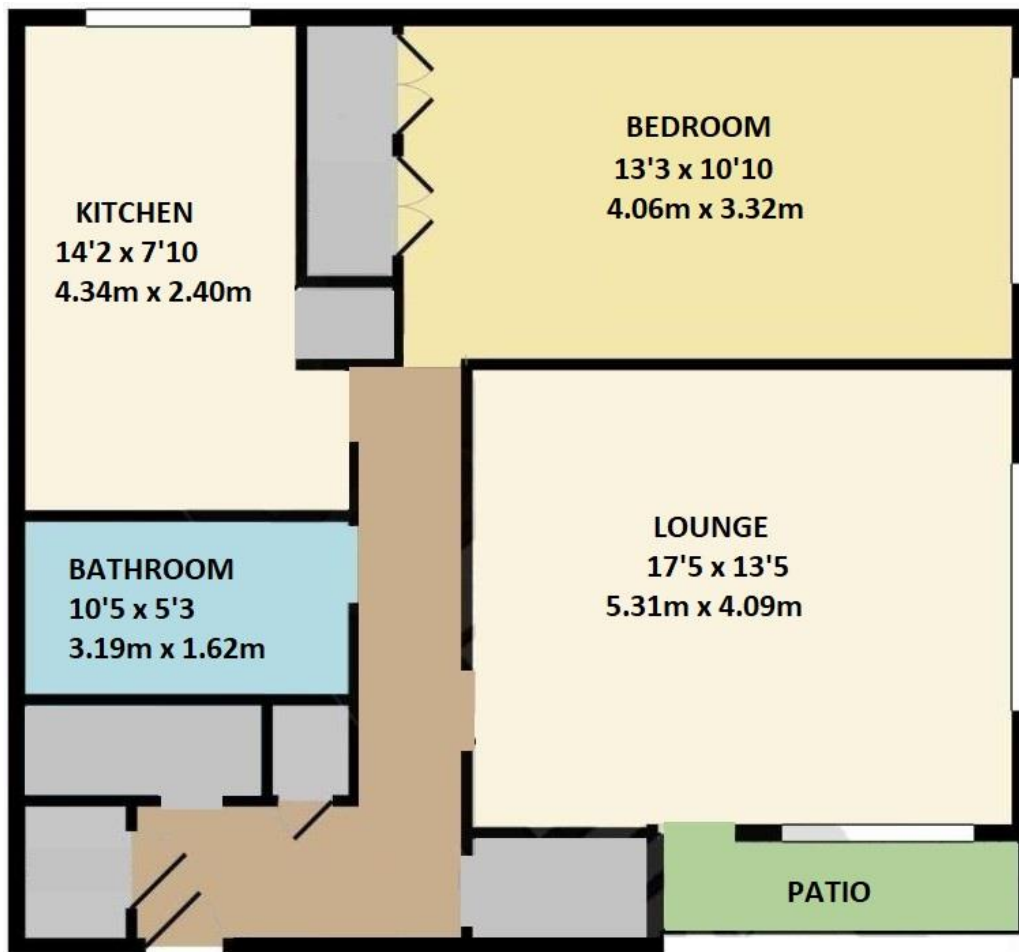
The vendor has provided the following information:

Tenure: 189-year lease from 25/03/1969 (137 years remaining)

Maintenance: Approx £800.00 per half year.

Council Tax: BAND C





This plan is NOT to scale & is for guidance purpose only

ALBURY & HALL

47 Poole Road Westbourne BH4 9BA

Tel: 01202 751333

Email: sales@alburyandhall.co.uk

www.alburyandhall.co.uk



EPC – TO BE ASSESSED

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

ALBURY & HALL (WESTBOURNE) LIMITED registered office; 24 Station Road, Swanage, Dorset BH19 1AF. Registered in England & Wales Company No. 9890429



ALBURY
& HALL