

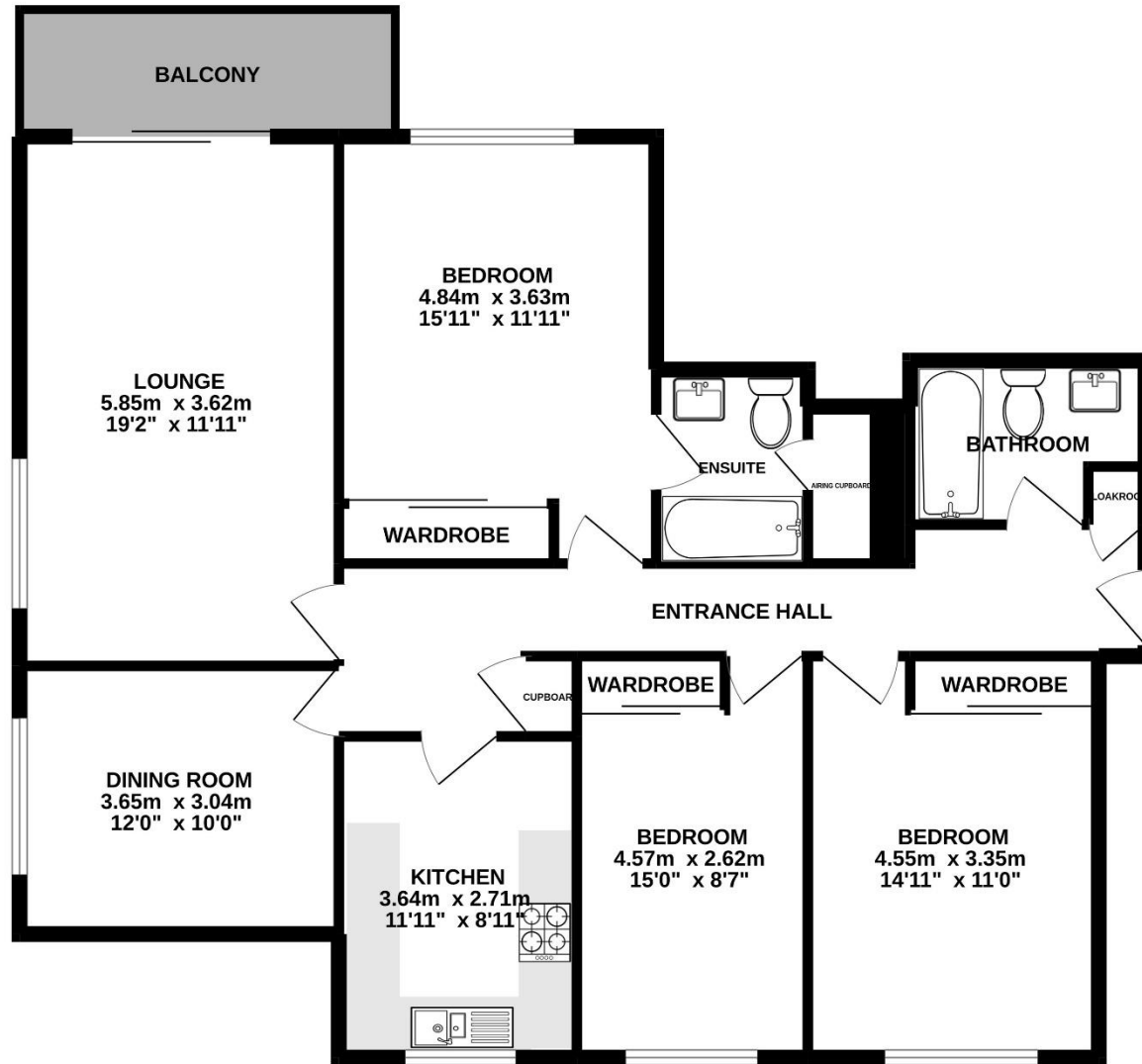


Farrington
54 West Cliff Road
West Cliff
Bournemouth BH4 8BE

An exceptionally spacious three bedroom, two reception, two shower room second floor apartment in immaculate condition having been refurbished by the current owner.
£545,000

**ALBURY
& HALL**

SECOND FLOOR
110.4 sq.m. (1188 sq.ft.) approx.



TOTAL FLOOR AREA : 110.4 sq.m. (1188 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA DESCRIPTION

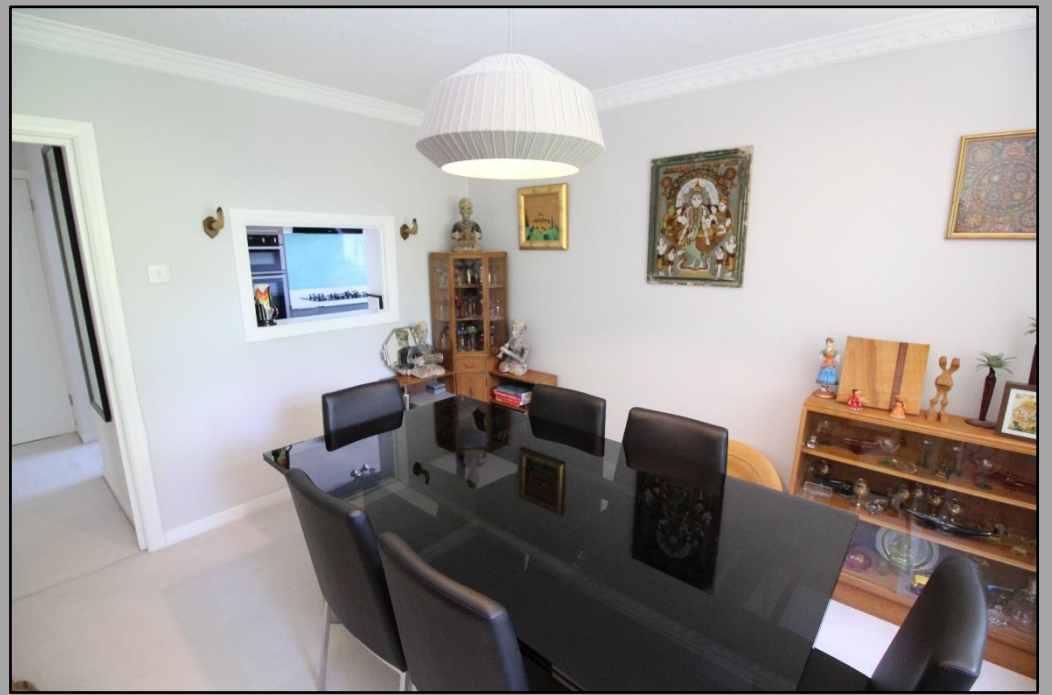
You can walk to Alum/Middle Chine beach via a delightful wooded walk through Middle Chine in 5-10 minutes making this location perfect for summer evening and weekend strolls along the promenade. There is a seven mile stretch of award-winning blue flag beaches to be enjoyed and an array of other places to stop for refreshments. From Middle Chine you can walk into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour, the second largest natural harbour in the world. There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself or just watch in awe at the windsurfers and kite surfers. The harbour is widely acknowledged as one of the safest places in the UK to teach children to windsurf and kitesurf.

Westbourne village is within walking distance, with its own Marks & Spencer's Simply Food Hall in Westbourne as well as an eclectic mix of coffee shops, bars and eateries alongside exclusive boutiques and many independent traders. Bournemouth town centre is approximately a mile away with its comprehensive range of shopping, leisure and entertainment facilities. There are great restaurants locally for that special occasion with Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with fabulous views over Poole Harbour and Old Harry Rocks. For when you need a larger store Tesco or Lidl at Branksome are just five minutes drive away. Branksome Retail Park only ten minutes drive away has a host of national shops including a John Lewis Home Store.

Dorset's Jurassic coast is accessed via the chain link ferry at Sandbanks which is also the gateway to the Purbeck Hills. For golfers the area is full of highly recommended courses the closest being Parkstone Golf Club. The Argyll Bowling Club can be found locally and the tennis courts and a green bowls lawn in Leicester Road are also within easy reach.

There are major bus routes along West Cliff Road with the number 50 bus, from the edge of the drive, going all the way to Swanage and you have easy access to the Wessex Way which is a dual carriageway to the A31 where you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within nine miles and Branksome Railway Station is within a ten minute drive and has direct routes to London and Manchester. From Poole Harbour there are daily ferries to France and the Channel Isles.





ACCOMMODATION

The communal entrance leads into the carpeted communal hallways where a lift or stairs takes you to the second floor. The front door opens into the entrance hall with tradesman and cloaks cupboard, audio entry phone system, newly fitted carpets which run throughout and doors to all principal rooms. The lounge is a lovely size having the benefit of dual aspect with side aspect window and UPVC double glazed sliding patio door out onto the south facing balcony with beautiful views over the communal gardens and Middle Chine. The luxury kitchen is well laid out with ample base and eye level units along with integrated appliances including five ring gas Zanussi hob with extractor hood over, eye level double Neff oven, dishwasher, washer/dryer and under counter fridge and freezer. A cupboard houses the combination boiler. The master bedroom is more than generous with built in wardrobes, south facing window overlooking the communal gardens and a newly fitted ensuite shower room with a large walk in shower cubicle with fixed glass screen, button flush WC, wall hung wash hand basin with mirrored cabinet above, ladder style heated towel rail, extractor fan and a useful and large linen/storage cupboard. There are two further good size double bedrooms with fitted wardrobes and finally the family shower room also with a contemporary suite comprising walk in shower, button flush WC, wall hung wash hand basin with mirrored cabinet above, a ladder style heated towel rail and extractor fan. Having been refurbished by the current owners to a high standard and offering a host of features a viewing is an absolute must to fully appreciate all this superb apartment has to offer in this great location.

Outside a single garage with manual up and over door is conveyed with the apartment and there are a number of visitor parking spaces. The award winning communal gardens are a particular feature of this block with areas of lawn, pathways and well stocked beds and borders.

The vendor has supplied the following information:

Tenure: Shared Freehold with the remainder of a 999 lease from February 2004

Maintenance: Approximately £1,154.06 per half year, to include buildings & lift insurance, water & sewerage rates, window cleaning, weekly communal cleaning & gardening. Council Tax: BAND E





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.

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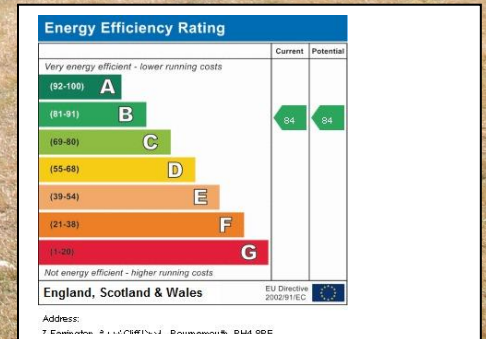
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