



£750,000

Flat B, 58 West Overcliff Drive, Bournemouth, BH4 8AB

  
EST. 1977  
**KEYDRUMMOND**  
ESTATE AGENTS



58

West Overcliff Drive, Bournemouth, BH4 8AB

A substantial duplex apartment set within an elegant period building on West Overcliff Drive, offering generous accommodation, refined original features and a private wrap around garden, all within easy reach of the Alum Chine Beach and amenities in Westbourne and Bournemouth city centre.

- CHARACTERFUL DUPLEX APARTMENT
- THREE DOUBLE BEDROOMS
- PRIVATE WRAP AROUND GARDEN
- SPACIOUS ACCOMMODATION SET ACROSS TWO FLOORS
- TASTEFULLY REFURBISHED THROUGHOUT
- NO FORWARD CHAIN
- PARKING FOR UPTO FOUR VEHICLES

Local Authority BCP, Tax Band E, Tenure: Share of Freehold



### *Location*

Westbourne village (10 minutes walk) is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

### *Property Comprises*

Set within an attractive period residence on the highly regarded West Overcliff Drive, this substantial duplex apartment offers well-balanced accommodation arranged over two floors, combining strong proportions with character features throughout.

The ground floor centres around an impressive dining room, forming the main hub of the home and linking naturally through to the principal living space. Both rooms benefit from high ceilings and bay windows,





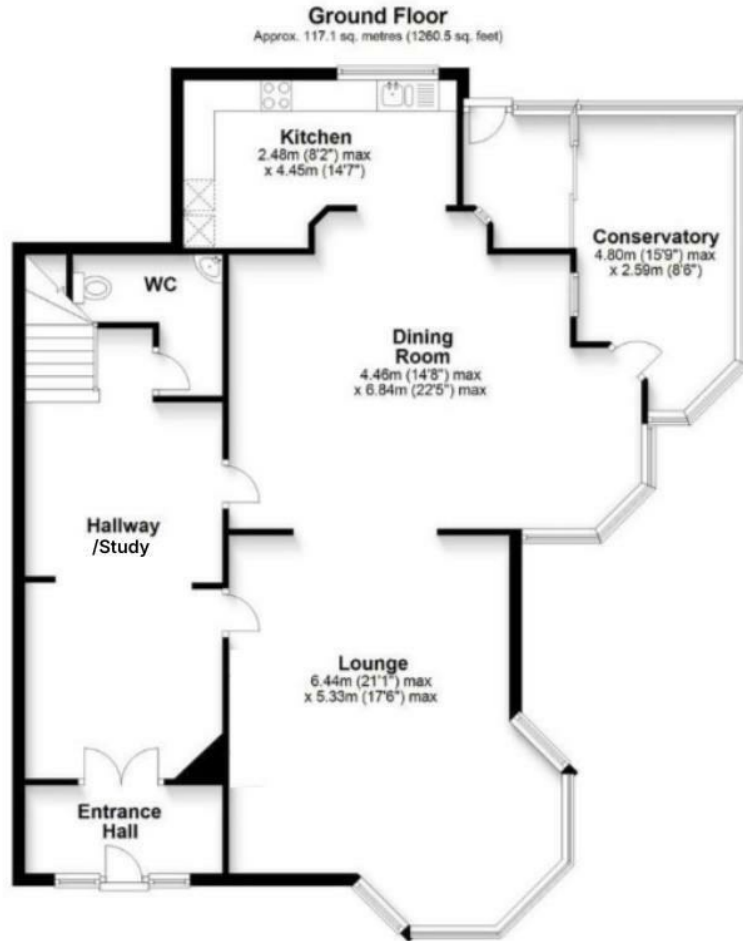


creating a light and open feel suited to both everyday living and entertaining. From the dining area, a conservatory provides an additional reception space overlooking the garden, with a separate utility room positioned off. The kitchen is set to the rear, fitted with a range of units and well positioned within the overall layout. Upstairs, there are three bedrooms, including a notably generous principal room. Two of the bedrooms benefit from their own en suite facilities.

Externally, the property enjoys a private and established garden, laid to lawn with mature planting and seating areas. This provides a rare level of outdoor space for a property of this type and setting.



West Overcliff Drive is one of Bournemouth's most established addresses, positioned between the town centre and the coastline, with direct access to the clifftop, beaches and a wide range of amenities.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

