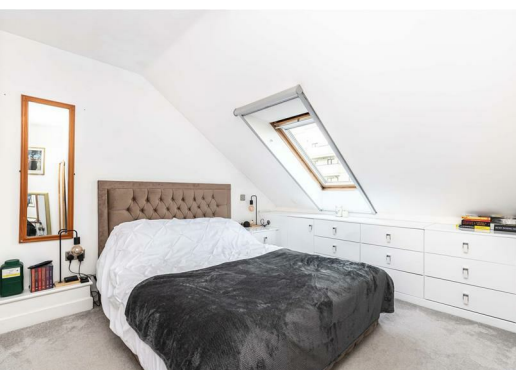




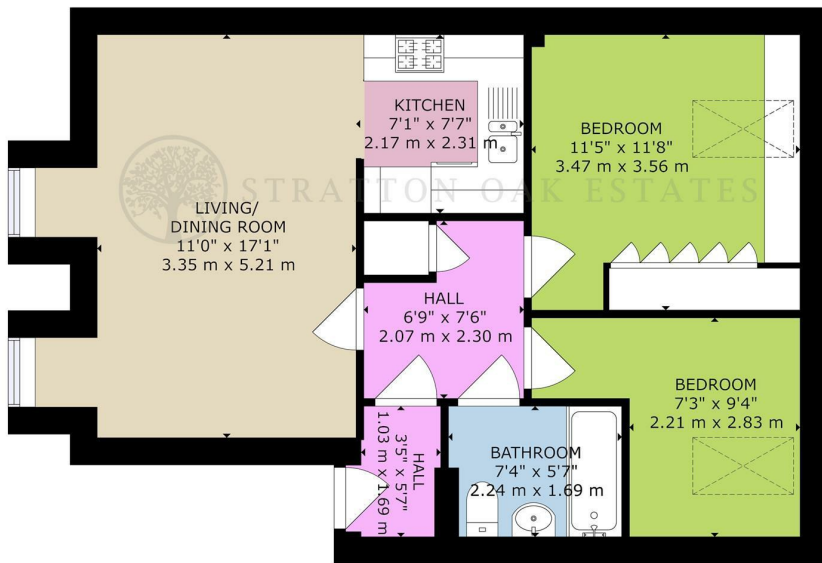
STRATTON OAK ESTATES



2 1 1 C

Bay View Mews 14A West Cliff Road, Bournemouth, BH2 5JA
Guide Price £225,000

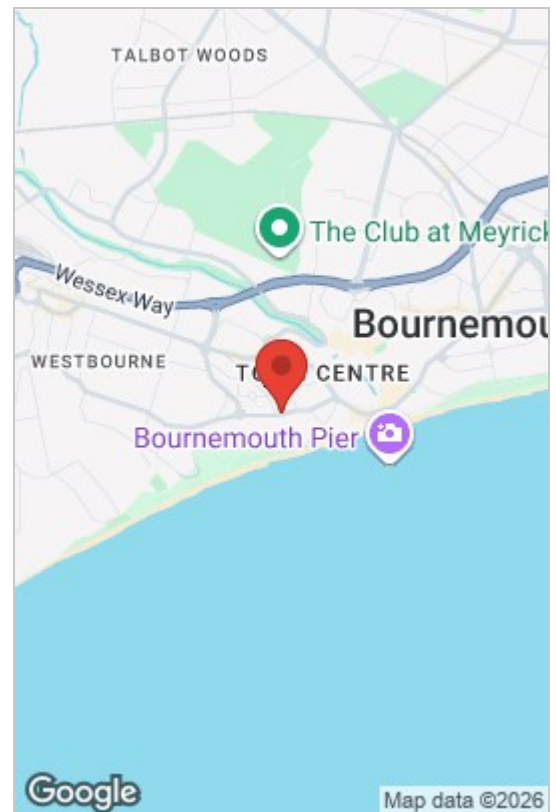
GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



GROSS INTERNAL AREA
TOTAL: 604 sq.ft, 56 m²



STRATTON OAK ESTATES



- Modern top-floor apartment within walking distance of Bournemouth town centre and award-winning beaches
- Access to well-maintained communal cliff-top gardens with a private gate providing direct access to the clifftop and coastal path
- Offered to the market with no forward chain
- Bright open-plan living and kitchen area with integrated appliances and space for a freestanding washing machine
- Two bedrooms comprising a comfortable double and a versatile single, with the principal bedroom benefiting from both fitted wardrobes and a range of fitted units
- Allocated parking space for added convenience

Ideally located within walking distance of Bournemouth's beaches and town centre, this modern top-floor apartment offers the perfect coastal lifestyle. The property features an open-plan living area, two bedrooms with extensive fitted storage in the master, and the rare benefit of loft space. Residents enjoy exclusive access to communal gardens overlooking the cliff top, with a private gate leading directly to coastal paths. Complete with allocated parking and a secure entry system, it is an excellent choice for first-time buyers or those seeking a low-maintenance seaside retreat.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.