



Offers Over £599,950

No. 6, The Coach House, 18 West Overcliff Drive, Bournemouth, BH4 8AA



SAXE COBURG

Property Experts







A rare opportunity to purchase a **THREE DOUBLE BEDROOM HOUSE** with ensuites to all bedrooms and ground floor WC. **DECEPTIVELY LARGE** accommodation, **PRIVATE GARDEN** with **SOUTH FACING COURTYARD AREA**, allocated parking. Situated in a most **SOUGHT AFTER LOCATION** only minutes to the West Cliff which gives access to the **SANDY BEACHES** of Bournemouth.

Set within the grounds of a large plot and adjoining a Character building that has been converted into apartments is this superb coach house style property. Built in 2007 this house has the benefit of a modern interior with the exterior being in keeping with nearby properties. Located in the heart of a conservation area, just minutes to the cliff top and stunning coastal views. Within easy reach of both Westbourne village and Bournemouth town centre.

Accommodation comprises of a large 23' lounge with double doors opening onto a south facing courtyard garden, large kitchen/dining room, separate utility room, cloakroom, three double bedrooms, ensuite bathroom and two ensuite shower rooms. There is allocated parking, a lawned area with borders to the side of the property and a useful covered storage area to the rear. A great easy to maintain main residence or lock up and leave second home.

Bournemouth town centre and Westbourne are both within walking distance. Bournemouth is home to the BH2 Leisure Complex which offers 13 world class restaurants and a state-of-the-art 10 screen multiplex cinema, the town also offers an abundance of shops and eateries, scenic gardens and seafront pier. The smaller town of Westbourne has a great choice of smaller independent restaurants and boutique shops as well as a grade II listed undercover Victorian shopping arcade.

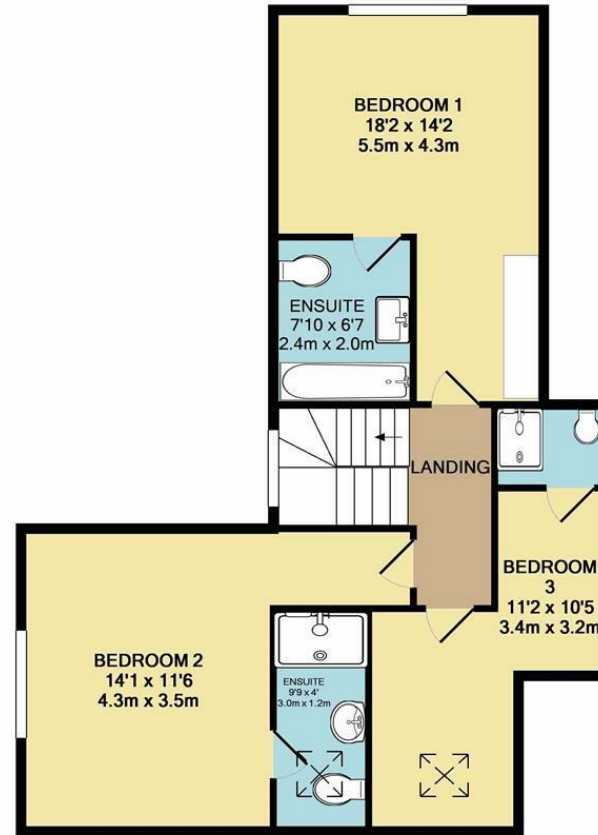
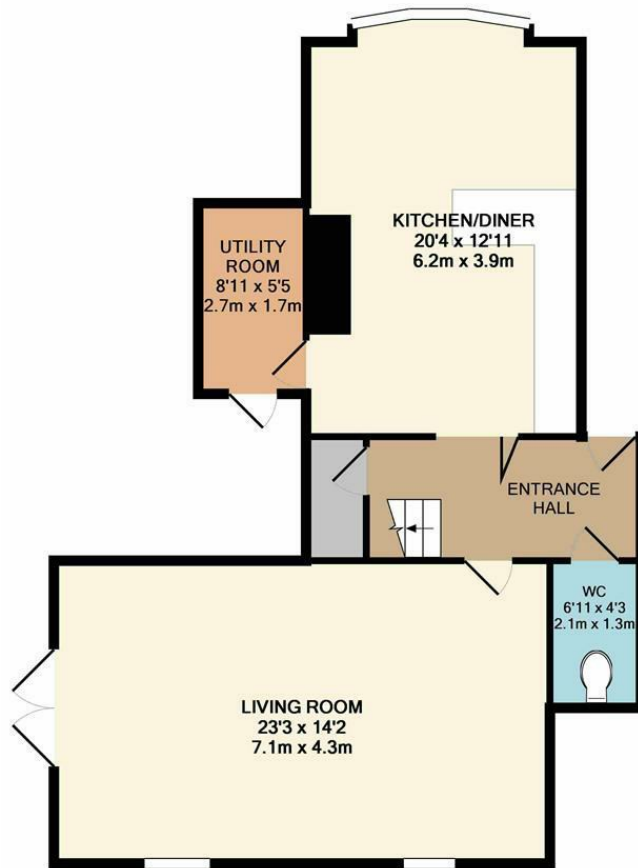
Tenure: Freehold

The Coach House pays a contribution of less than £10 per month for the maintenance and lighting of the communal driveway.

FEATURES & SPECIFICATIONS

- Minutes walk to cliff top and sea views
- Built in 2007
- Private garden
- 23' lounge
- New boiler installed Feb 2021
- Integrated appliances
- Underfloor heating to hallway and kitchen
- Gas central heating & double glazing
- Ensuites to all bedrooms
- Allocated parking





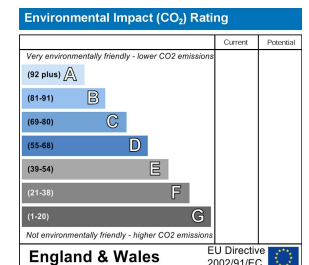
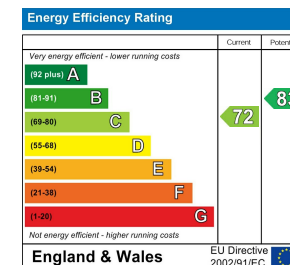
GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2017

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





www.saxecoburg.co.uk

716 Christchurch Road, Bournemouth, Dorset, BH7 6BZ

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG

Property Experts