



Sheraton Park
7 Milner Road
West Overcliff Bournemouth
BH4 8AD

An exceptionally spacious three bedroom, two bathroom first floor apartment in one of Bournemouth's premier locations in a quiet cul de sac just minutes from the sea front.

Guide Price £625,000

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& HALL**



AREA DESCRIPTION

Situated in a quiet cul de sac location on the much-favoured West Overcliff you can walk to Middle Chine beach 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 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 easy walking distance, there is a 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. For when you need a larger store Tesco or Lidl at Branksome are just a short distance away. Branksome Retail Park is also close to hand and has a host of national shops including a John Lewis Home Store. 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.

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. For bowlers, the green bowls lawn on West Overcliff Drive is just a short walk away.

From Milner Road 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 Bournemouth Railway Station has direct routes to London and Manchester. From Poole Harbour there are daily ferries to France and the Channel Isles.





ACCOMMODATION

Remote controlled gates take you into the development where you have your own private front door into the entrance vestibule. Stairs takes you to the generous first floor landing with video entry phone, storage cupboard and doors to all principal rooms. Casement double doors lead you into the superb lounge/dining room which is a fantastic size having the benefit of attractive high ceiling and cornicing, fire surround and a beautiful south facing walk-in circular bay window which feels like your own private conservatory. The kitchen/breakfast room has a full range of floor based and eye level units, built in hob with canopy over, eye level double electric oven, built in dishwasher, fridge/freezer and space and plumbing for washing machine, inset spotlights with LED lighting along with space for breakfast table and chairs. Bedroom one is more than generous with a further walk-in circular bay window with south facing aspect. Off the bedroom is the fully tiled ensuite shower room with tiled floor, shower cubicle, wash hand basin with mirror and sensor light over, WC, extractor, small window and inset LED lighting. Bedroom two is also an exceptional double room with south facing aspect. Bedroom three is currently used as a study with front aspect window and recessed linen cupboard. Finally, off the landing is the family bathroom which has a tiled floor and fully tiled walls with a white three-piece suite comprising panel bath with wall mounted shower and glass shower screen, enclosed WC, wash hand basin and inset LED lighting.

Outside a single garage, with power and light and a remote-controlled door is conveyed with the apartment. There is surface parking at the front of the development on a first come first served basis. The extensive communal gardens are immaculately kept being laid mainly to lawn with various flower, shrub and mature tree borders.

The vendor has supplied the following information:

Tenure: Share in the freehold with a 999-year lease from 2013.

Maintenance: £1500.00 per six months including reserve fund.

Council Tax: BAND G.



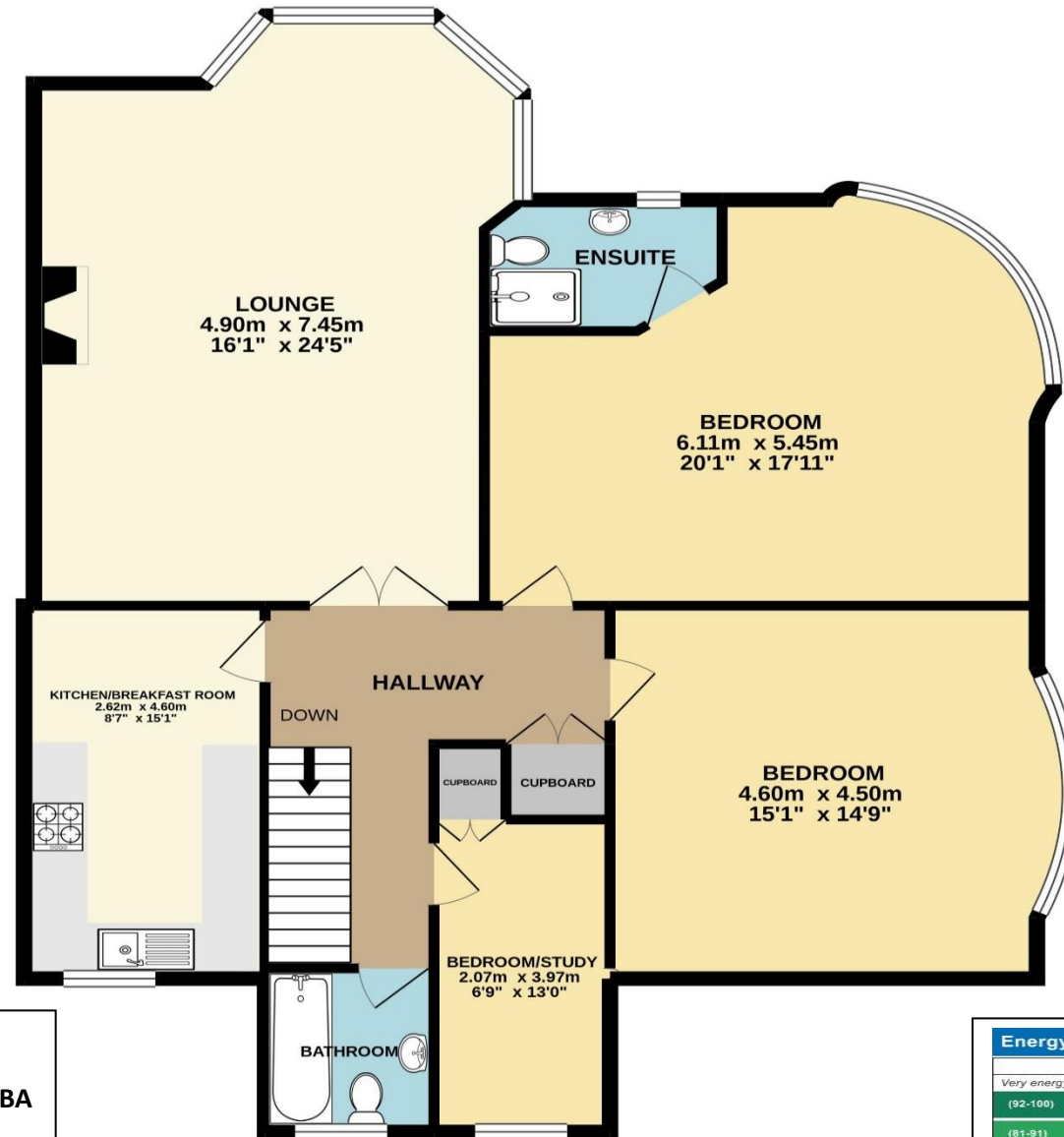
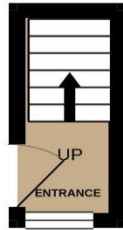


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GROUND FLOOR
2.7 sq.m. (29 sq.ft.) approx.

FIRST FLOOR
122.8 sq.m. (1322 sq.ft.) approx.



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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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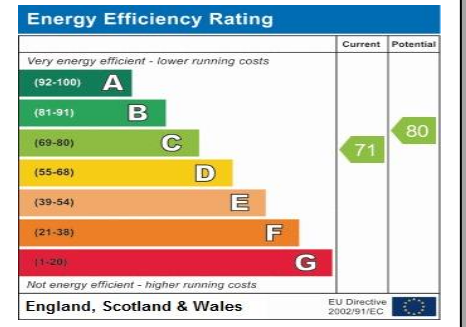
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