

**Flat 11 West Coast, Beacon Road,  
Bournemouth, BH2 5ER**



# Property overview

## Guide Price £350,000

A contemporary and well-maintained first-floor flat, this modern two-bedroom property is situated in the West wing of the 'Coast' development. Sitting in a prime location just a few yards away from Bournemouth's picturesque clifftop and beautiful beaches, this purpose-built flat offers a great opportunity for coastal living.

Conveniently positioned, this property is within close proximity to Bournemouth Town Centre, renowned for its vibrant bars, restaurants, and entertainment options. Additionally, Bournemouth Pier, Beach, and the Bournemouth International Centre (BIC) are easily accessible, making this flat an ideal choice for those seeking to be close to the local attractions.

The property also benefits from excellent transport links to Poole, Southbourne, Christchurch, and beyond.

Upon entering, one is greeted by a welcoming hallway that features a utility cupboard for storage (and housing a washing machine and central heating system). The flat comprises a well-appointed bathroom, two generously sized double bedrooms, and a spacious 25'3" open plan kitchen, dining, and living area leading to a Westerly balcony, offering partial sea views ideal for a small table chairs.

Notable features of this property include a video entry phone system, feature full height windows (double glazed), and an electric central heating system. Furthermore, residents can benefit from practical amenities such as bike storage, a bin store, and communal garden areas.

For added security and convenience, the property also offers a secure underground car park with an allocated parking space dedicated to this flat.



# Accommodation

## Entrance Via:

Communal front door with Video Entry Phone to communal hallway, lift and stairs to first floor, door to:

## Hallway: 11' 1" x 10' 8" (3.38m x 3.25m)

Irregular shape. Smoke alarm, digital central heating thermostatic control panel, BT open reach point, radiator, video entry phone system, doors to accommodation, door to:

## Utility Cupboard:

Providing storage (also housing washer dryer, electric consumer unit and meter, Greenwood AAC air ventilation system, 'Heatrae' Daria electric hot water and heating system).

## Bathroom: 6' 9" x 5' 6" (2.06m x 1.68m)

Trickle vent, recess with mirror and shaving point over, WC with concealed system, semi pedestal wash hand basin, panelled bath with inset mixer shower and glazed shower screen over, chrome ladder style towel radiator, tiled floor.

## Bedroom One: 15' 2" max x 9' 1" max (4.62m x 2.77m)

Feature full height window to side aspect, trickle vent, radiator, TV point.

## Bedroom Two: 10' 2" x 8' 5" (3.10m x 2.56m)

Feature full height window to side aspect, trickle vent, radiator, TV point, wardrobe (providing shelving storage and hanging space).

## Kitchen/Diner/Living Room Overall: 25' 3" x 13' 4" (7.69m x 4.06m)

### Kitchen/Diner Area:

Range of eye and base level units, (incorporating deep pan and cutlery drawers, cupboards, concealed waste and recycling bin, and pullout larder), integrated dishwasher, four ring induction hob, (with hood over), integrated double oven, integrated combi microwave oven and grill, under unit lighting, one and a half bowl inset stainless steel sink (with mixer tap over and cut drainer), quartz worktop, space for dining table and chairs, radiator, open plan with:

### Living Area:

Full height feature window to side aspect, TV mount and storage unit with concealed wiring, radiator, patio door with glazed side light to:

## Balcony: 11' 2" x 5' 8" (3.40m x 1.73m)

External light point, laid to composite decking, enclosed by contemporary metal and glazed balustrade, Westerly facing with partial sea views.

### Communal Facilities:

The block features landscaped communal gardens, allocated letter boxes, and bike storage.

### Car Parking:

The block features secure underground parking where there is an allocated space for this car. The lift serves all floors of the block including the car parking level.

## Lease:

143 Years Remaining (Approx.). 150 years from 2017.

## Ground Rent:

£250 per year.

## Service Charge:

This is how the service charge has changed over the last few years (2017-18 £1,800 / 2018-19 £1,900 / 2019-20 £2,300 / 2020-21 £2,600 / 2022-23 £4,500 (approximately). Since the (paid for) remedial works were identified the cost of the buildings insurance has inflated above average. Once the remedial works have finished (anticipated 18 month turnaround) then the buildings insurance will reduce again, which will impact by reducing the service charge back to a normal level.

## Notes Regarding the EWS1:

As per recent legislation the block has had a survey for an EWS1 (External Wall System Fire Review Certificate). This has identified remedial works that need to be carried out, the whole cost of which has been underwritten by the original developer (i.e. of no cost to flat owners). The work is anticipated to be started in the summer of this year. The developer has an underwriting declaration which they will issue to any potential buyers' lenders should it be necessary.

## Floorplan Note:

The loose furniture is displayed on the floor plan for illustrative purposes only and is not included in the sale.

# Photography





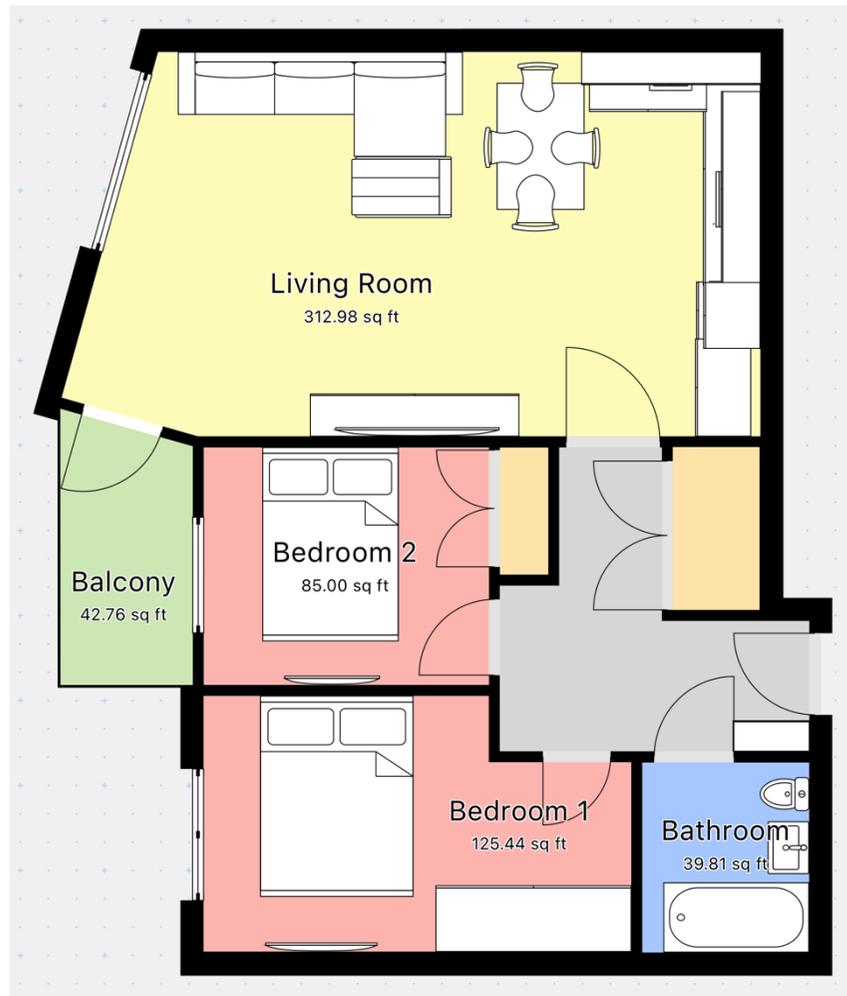








# Floor Plan



# EPC

## Energy performance certificate (EPC)

11 West Coast Beacon Road BOURNEMOUTH BH2 5ER	Energy rating <b>D</b>	Valid until: <b>29 November 2026</b> Certificate number: 8491-3704-5839-1177-9963
--	---------------------------	--

Property type	Mid-floor flat
Total floor area	65 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be D.

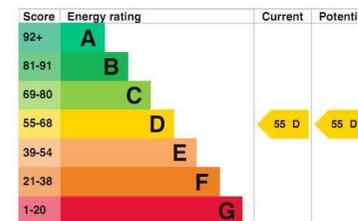
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

# Contact

**Tel: 01202 805 806**

**Email: [hello@simonandcoproperty.co.uk](mailto:hello@simonandcoproperty.co.uk)**

**Also find us on**

