

Flat 6, Aquarius, 63 Boscombe Overcliff
Drive, Bournemouth, Dorset, BH5 2EJ

Guide Price **£650,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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A stunning clifftop home, offering wonderful sea views!

THIS STUNNING TWO DOUBLE BEDROOM SECOND FLOOR APARTMENTS SITS IN AN ENVIABLE POSITION ON BOSCOMBE OVERCLIFF DRIVE AND OFFERS SPECTACULAR SEA AND COASTAL VIEWS FROM THE EXPANSIVE OPEN-PLAN LIVING ROOM AND SOUTH FACING BALCONY! OFFERED FOR SALE CHAIN FREE, THIS IS NOT A HOME TO BE MISSED!

This luxury two double bedroom, second floor apartment, which offers stunning sea and coastal views, sits on Boscombe Overcliff Drive with seven miles of golden sandy beaches below, stretching from Mundeford Spit in the East to Sandbanks Peninsular in the West.

Aquarius is a luxury development of just seven apartments, built by Bayview Developments in 2020 and is serviced by a lift leading to all floors. Each apartment benefits from an allocated off road parking space set behind secure electric gates and a share within the freehold.

Set on the second floor, the apartment offers truly wonderful sea and coastal views which can be enjoyed from both the expansive Kitchen/Lounge/Diner and the generously sized balcony. Further benefits include two large double bedrooms, two luxuriously appointed bath/shower rooms, zone controlled underfloor heating and a remainder of a 10 year New Build Warranty.

A stunning home for anyone wanting to make the most of Bournemouth's fabulous coastline, an internal viewing is a must!

Upon entering Aquarius, you are greeted by well-kept communal hallways. Stairs and a lift lead to all floors, the subject apartment can be found on the second floor.

The entrance hallway is spacious, and offers a great sense of space. There is quality wood flooring which continues into the large Open-Plan Kitchen/Living area, a useful storage cupboard and doors lead to all principal rooms.

Without question, the focal point for this stunning home is the expansive Open-Plan Kitchen/Lounge/Diner which offers stunning sea and coastal views from both the room itself and the generously sized south facing balcony.

The kitchen has been fitted with a comprehensive range of contemporary contrasting eye level and base units with a double eye level oven, integrated fridge/freezer, induction hob and dishwasher. There is a window to the side aspect and two large storage cupboards, one of which has space and plumbing for a washing machine and tumble dryer.

The living area offers plenty of room for sofas and other living room furniture along with a large dining table and a set of sliding French doors leads onto the South facing covered



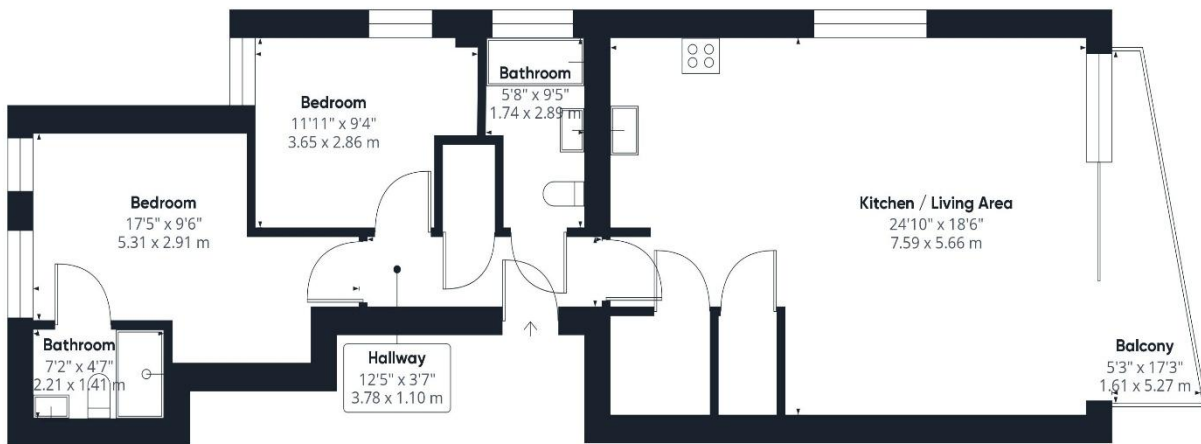
KEY POINTS

Stunning clifftop development

Magnificent sea and coastal views

Expansive open Plan Living area

Two large double bedrooms



Approximate total area⁽¹⁾

873.17 ft²
81.12 m²

(1) Excluding balconies and terraces

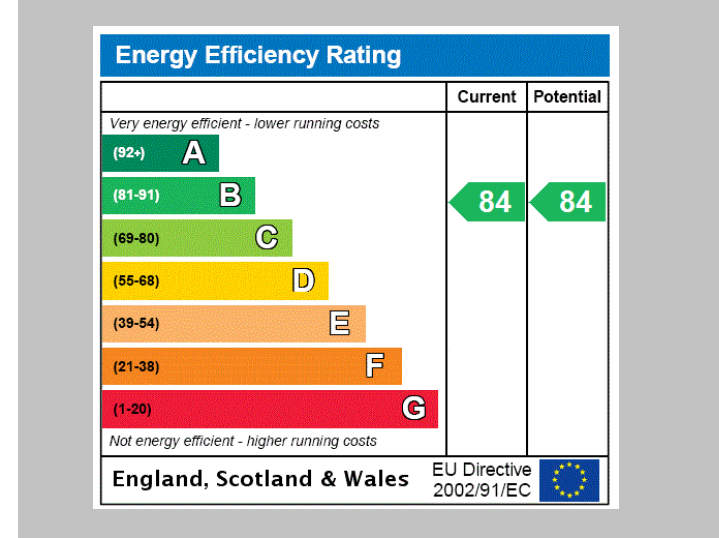
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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