



1 The Quarterdeck, 3 Boscombe Overcliff Drive,
Bournemouth, Dorset BH5 1FH

Guide Price **£685,000**



Bedrooms



Living



Bathroom & Ensuite



Secure Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A luxurious, spacious, and immaculately kept clifftop home.

OFFERING OVER 1300 SQ. FT OF LUXURIOUSLY APPOINTED AND IMACULATLY KEPT ACCOMMODATION THIS STUNNING CLIFFTOP APARTMENT IS AN ABSOLUTE MUST SEE FOR ANYONE SEEKING A COASTAL HOME.

The Quarterdeck is a modern landmark development constructed by Pennyfarthing Homes approximately ten years ago. Occupying a prime clifftop position, the development gives easy access to the area's golden sandy beaches with the Manor Steps Zig Zag being just a few hundred yards away, Southbourne's popular high street is also just 1 mile away offering a wide range of independent shopping facilities, eateries and coffee shops.

Set on the ground floor, this stunning apartment features a Southerly facing terrace, a private rear patio stretching the full width of the apartment, and a raised balcony, giving every principal room access out to a private outside space.

Impeccably kept by our clients, the home offers around 1350 Sq. Ft of modern accommodation, presenting the ultimate 'turnkey' purchase and leaving you free to enjoy the wonderful location.

Entering the apartment a generous hallway gives access to all rooms and provides plentiful built in storage.

The living room overlooks the front of the building with a large set of sliding glazed doors leading out to a generous Southerly facing terrace offering plentiful room for alfresco lounge and dining room furniture. The living room itself comes fitted with a range of bespoke cabinetry offering excellent storage, a media station, and computer workstation.

Double doors from the living room open into the kitchen making for a large 'semi open plan' space whilst open. The kitchen offers plentiful room for a breakfast table and can be independently accessed via a doorway from the hall.

There is an excellent range of kitchen units and quality integrated appliances to include a dishwasher, fridge/freezer, a gas hob with wok burner, fan assisted and combi ovens. Tilt and turn doors also lead to a raised balcony, giving the room an airy feel, and making the perfect place for morning coffee.

Accessed from the hallway there is also a separate utility room offering space for two under counter appliances, also offering additional tall standing and eye level storage cupboards.

There are three bedrooms, all of which make for double rooms and feature French doors leading out a private and enclosed rear patio. The master bedroom is a particularly impressive room offering an extensive range of built in wardrobes and a very well appointed, fully tiled en-suite shower room.

The impressive bathroom is again fully tiled and has a double ended bath with a wall mounted mixer and side mounted filler. It also boasts a walk-in corner shower, WC with wall mounted flush, and a floating vanity unit with inset basin.

Outside, The Quarterdeck is set within very well-maintained communal grounds with gardens set to the front and rear of the development. A driveway leads a visitors parking area set to the rear of building, and down to a secure underground car park where the subject apartment benefits from an allocated space, and a private lockable store. A personal lift leads from the car park to all floors.

This truly is a wonderful home which must be internally viewed to be fully appreciated. We welcome and strongly recommend your early booking and feel sure you will not be disappointed.



KEY POINTS

- Over 1350 Sq. Ft
- Immaculately kept throughout
- Three private outside spaces
- Secure underground parking
- Prime clifftop location
- Shared freehold



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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