

116 Southbourne Overcliff Dr, Southbourne,  
Bournemouth, Dorset, BH6 3NQ

Guide Price **£850,000**



3

Bedrooms



1

Living



2

Bathroom/Ensuite



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades

# A simply stunning clifftop home – Seeing really is believing!

**IF YOU ARE SEARCHING FOR A COASTAL HOME WITH SEA VIEWS THIS SUPERB HOME MUST NOT BE MISSED!**

Presiding over Southbourne's cliff tops and beaches, and offering accommodation over the first and second floor, the views offered from this magnificent home are quite simply stunning!

Stretching from the Isle Wight in the East, along Bournemouth's 7-mile stretch of golden sandy beaches, and across to The Isle Of Purbeck in the West, we think you will be hard pushed to find a better vista.

But it's not only the view that makes this home special. Internally, our clients have kept the property immaculately and its spacious accommodation totals 1300 Square feet. Whilst outside, there is driveway parking and a garage offering storage or space for a small car.

An impressive open plan living space is set on the first floor, featuring a modern fitted kitchen with island and offering plentiful room for living and dining furniture. There is a Juliette balcony to the East elevation, floor to ceiling windows to the South, and bi-folding doors opening to a generous balcony to the West, all combining to make this an incredibly bright and sociable room with jaw dropping views to boot.

The first of the homes three double bedrooms is also set on the first floor, this room benefitting from a fully tiled en-suite shower with wet floor, itself offering an incredible view.

Moving to the second floor, a generous landing makes for a great office space and leads to two further double bedrooms, both of which have Juliette balconies. If your jaw doesn't drop at the first-floor views, it surely will after seeing the views from either bedroom. Simply Stunning!

The larger bedroom has a Washroom with laundry area, and a fully tiled bathroom can be found off the landing.

This home is offered for sale with the freehold to building and is available chain free. Please contact us to make your internal visit, you will not be disappointed!

THE TENURE: We understand the apartment holds the freehold to building  
COUNCIL TAX BAND: D



## KEY POINTS

Jaw dropping views!

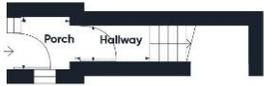
1300 Sq. Ft of accommodation

Three double bedrooms

Balcony/terrace

Freehold to building

Garage and parking.



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1300 ft<sup>2</sup>  
120.5 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

Excluding Garage

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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

**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
 01202 428555 | sales@sladessouthbourne.co.uk  
 Website www.sladeshomes.co.uk

