



CONTEMPORARY CLIFFTOP PENTHOUSE WITH BREATHTAKING PANORAMIC VIEWS

BOURNEMOUTH

savills

EXTENSIVE WRAP-AROUND SUN BALCONY

BOURNEMOUTH

Open plan sitting/dining area ♦ Kitchen/breakfast area ♦ 4 bedroom suites ♦ Wrap-around sun balcony ♦ Cloakroom ♦ Utility room ♦ 4 secure parking spaces ♦ EPC rating = B

Situation

The Penthouse is located in a prime cliff top position, enjoying stunning panoramic sea views and within easy access of the seafront via one of several footpaths leading directly to the promenade and the golden sandy beach and sea. Additionally, the cliff lift opposite Fisherman's Walk offers a direct and scenic route from the cliff top down to the beach.

The popular Southbourne Village, with its array of shops, restaurants and cafés is close by and approached via a level walk through the delightful and award winning Fisherman's Walk gardens.

Another area of particular interest is the Hengistbury Head Nature reserve with its dramatic scenery and beautiful walk down to the family friendly beaches at Mudeford. There is also a land train that runs from the Hiker Café at Hengistbury Head to the Beach Cafe on the Mudeford spit, which is truly a great way to take in the sights.

The more commercial town centre of Bournemouth is within easy reach, offering extensive shopping, leisure and entertainment facilities.

Poole Harbour is approximately 6.5 miles away and is famous for year-round sports including, windsurfing, kite surfing and has many sailing facilities. There is a daily ferry to Brownsea Island and Swanage from Sandbanks, which is a gateway for exploring the Jurassic Coast.

Local mainline stations connect to London Waterloo in just under 2 hours. The M27 and M3 provide links to major towns and cities, such as Southampton, Winchester and London. For international connections, Bournemouth Airport is away approximately 7 miles away.

Southbourne shops 0.5 miles, Hengistbury Head 2.5 miles, Local train station 1.2 miles, Bournemouth town centre 2 miles, Historic town of Christchurch 3 miles, Mudeford 4.7 miles, Poole Harbour 6.5 miles, New Forest 7 miles, Bournemouth Airport 7 miles

All distances and times are approximate



Description

An impressive, high specification penthouse apartment, situated within an exclusive development of only 8 luxury apartments and single penthouse. Located in a clifftop position along the Boscombe over cliff, the penthouse has the benefit of front-line panoramic sea views. Directly opposite the development is a pathway leading down to the seven miles of sandy beaches and promenade.

Upon entering the Penthouse via a private lobby and walk-in cloak room, you will find the reception hall with tiled flooring leads through into the bright and spacious open plan living area with feature zoned lighting and stunning panoramic sea views from the Isle of Wight across to Poole Harbour and the Purbeck hills. A wrap-around sun balcony extends the living space to the outside, connecting seamlessly into the superb vista via glass balustrades. The open plan sitting/dining area opens onto the contemporary kitchen, complete with granite work surfaces, breakfast bar and integrated Siemens appliances.

The master bedroom suite with walk-in dressing room and en suite shower room, boasts further water views across Poole Bay. There are three further bedrooms with luxuriously appointed en suite bathrooms/shower rooms, all fitted with Villeroy & Boch suites and automatic LED lighting. Both the master bedroom and guest bedroom 2 share access to the extensive balcony.

The property boasts many features including; gas fired underfloor heating, double glazed windows/sliding doors, gloss floor tiles to the reception hallway and open plan kitchen/living area and video entry system. There is also a cloakroom that leads through to a utility room.

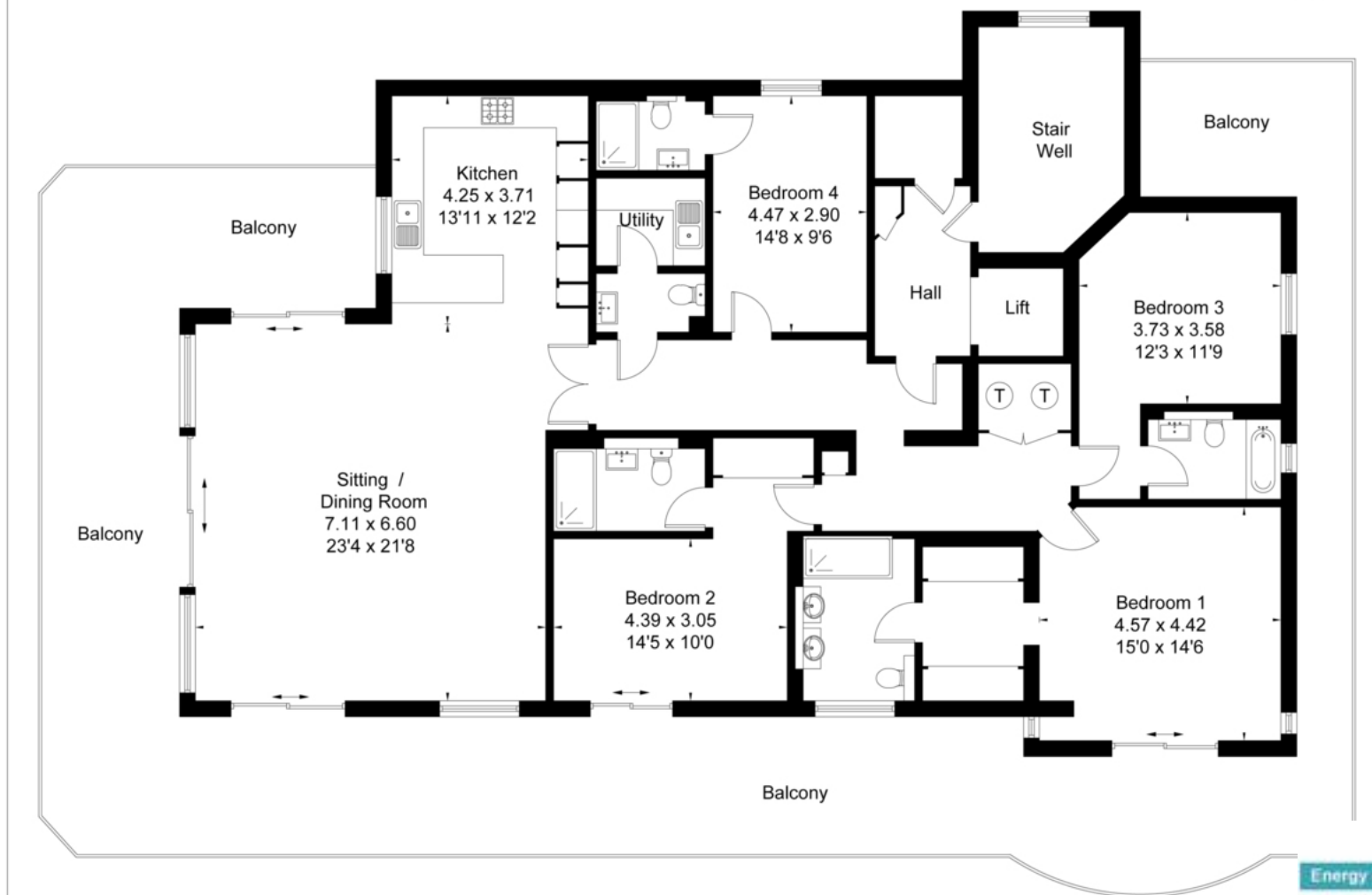
The penthouse also benefits from four parking spaces and two lock up store cupboards in the secure underground parking area, all with full lift access directly up to the Penthouse.

Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area = 200.0 sq m / 2152 sq ft
For identification only. Not to scale.
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