



Surrey Road, Dorset, BH12

£175,000 *Leasehold*



A unique one bedroom maisonette with a private entrance. Situated close to Westbourne and adjacent to the Coy Pond Gardens. The property views very well with modern accommodation throughout.

KEY FEATURES

- Private entrance
- Maisonette
- One double bedrooms
- Modern bathroom & kitchen
- Lounge diner
- Good storage
- Allocated parking



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

Nestled in the sought-after area of Branksome, this well-presented one-bedroom maisonette offers a blend of comfort, style, and practicality—an ideal opportunity for first-time buyers or those seeking a smart investment.

Accessed via its own private entrance, the home opens into a bright and welcoming lounge diner, perfectly designed for relaxing or entertaining. The spacious double bedroom provides ample room for restful nights, while generous storage solutions throughout ensure a clutter-free living environment. A modern bathroom and sleek, contemporary kitchen complete the interior, offering both functionality and a stylish finish.

Positioned adjacent to the picturesque Coy Pond Gardens, the property allows you to enjoy tranquil walks and green, open spaces

right on your doorstep. The popular area of Westbourne, with its chic cafés, boutique shops, and vibrant dining scene, is conveniently close by. Excellent transport links make commuting easy, enhancing the appeal of this prime location.

Additional benefits include allocated parking.





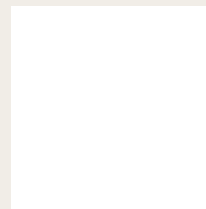
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250425>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 109 year and 0 months

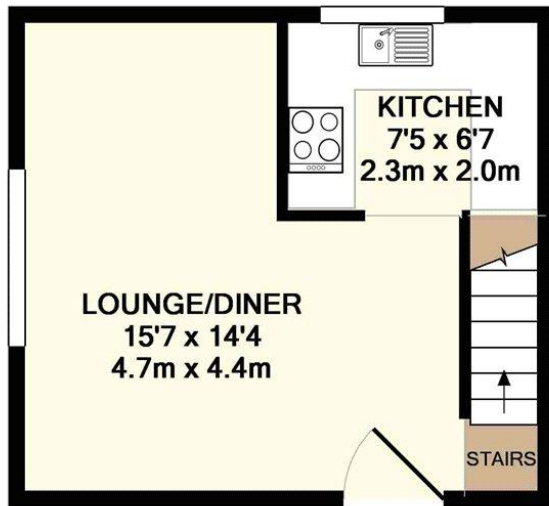
Service Charge: £1540 per annum

Ground Rent: £ 150 Annually (subject to increase)

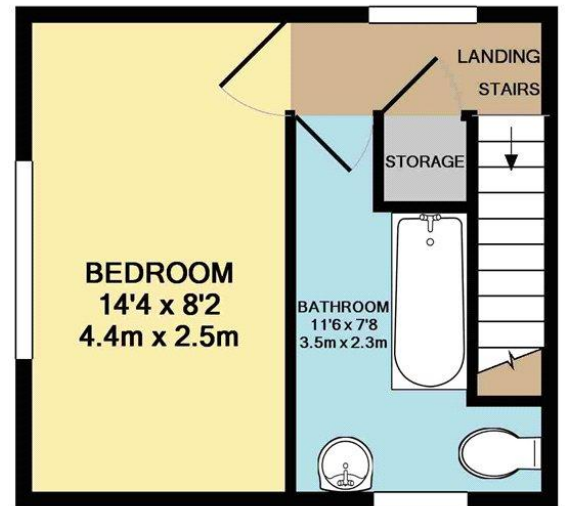
Council Tax Band: C

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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