



**WYCHWOOD, GROSVENOR ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4**

**£275,000 SHARE OF FREEHOLD**

A bright spacious and well presented two bedroom first floor flat. Situated in one of Westbourne's most popular roads, just a short walk away from the shops, bars and restaurants whilst also being near to the beach.

Purpose built | Two double bedrooms | Lounge diner | Modern kitchen |  
Contemporary bathroom | Private balcony | Garage | Superb location

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



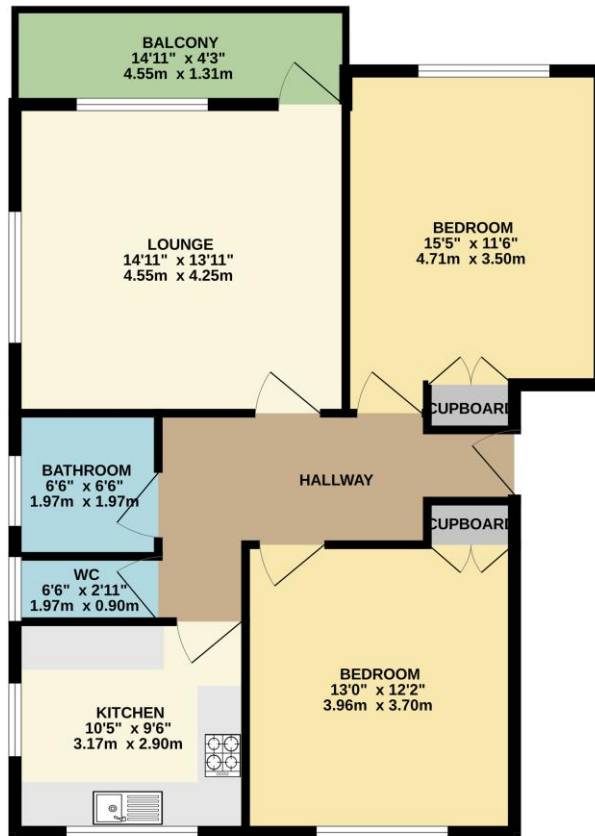
## DESCRIPTION

Step into this charming first floor flat situated in the sought-after location of Westbourne. This contemporary property boasts two large double bedrooms, a cozy lounge diner, a modern kitchen perfect with a good number of units and a sleek modern bathroom.

Enjoy the sunshine from your very own private balcony, an idyllic spot to unwind after a long day. And with the added bonus of a garage and resident parking.

Located close to Westbourne town centre, you'll never be far from popular shops, bars, and restaurants, providing endless entertainment options right on your doorstep. With excellent transport links and the sandy beach just a stone's throw away, you'll truly have everything you need at your fingertips.

FIRST FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

TOTAL FLOOR AREA - 807 sq.ft. (75.0 sq.m.) approx.  
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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**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1500 per annum

## AT A GLANCE

- Purpose built
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Private balcony
- Garage
- Superb location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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