



THE PANTECHNICON, SEAMOOR ROAD, BOURNEMOUTH, BH4

£359,950 LEASEHOLD

A very unique apartment set within a converted warehouse in the centre of Westbourne. The property offers incredibly bright and spacious accommodation and the perfect mix of contemporary living alongside many character features. Westbourne offers a range of popular shops, bars and restaurants whilst being close to the beach and good transport links.

First floor | Two large double bedrooms | Spacious lounge diner | Modern kitchen | Contemporary bathroom | Long private balcony | Allocated parking | Central Westbourne

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

The pantechnicon is a converted warehouse development which is situated in the heart of Westbourne. The building has a grade 2 listed exterior which has meant that the property retains many of the stunning original features.

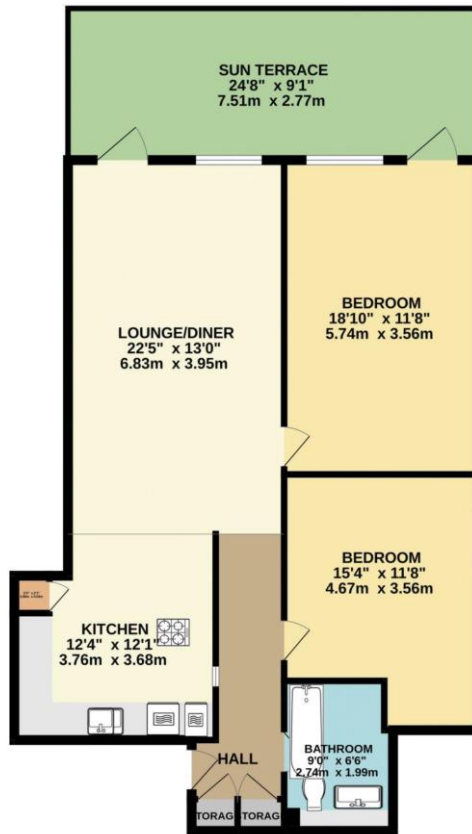
The flat is situated on the first floor which can be accessed via a lift or stairs through well presented hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The lounge is a particular feature of the property; it is a very good size with rear facing views and access onto the large private terrace. There is ample room for a dining table and features such as exposed brick walls and steel beams. The modern kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with integrated appliances and a breakfast bar area.

Both bedrooms are large double rooms with ample space for free standing wardrobes. The master bedroom is exceptionally large and has the added benefit of bright rear facing views from the feature windows. The bathroom is tiled and comprises of a suite to include wc, wash hand basin and panelled bath with shower above.

An allocated parking space is conveyed with the property.

The service charge includes a contribution to replace the roof. The seller will offset this cost should they receive an



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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

COUNCIL TAX BAND: D

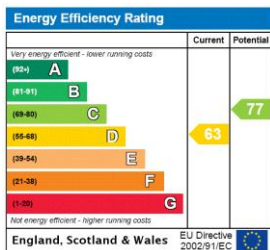
TENURE: Leasehold 166 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3470 per annum

AT A GLANCE

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