



ELDON PLACE, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£195,000 LEASEHOLD

This spacious split-level three double bedroom character converted apartment is situated in the heart of Westbourne and offers versatile accommodation over two floors. The property is just a stone's throw from the excellent range of shops, bars, restaurants and coffee shops in Westbourne Village and the award-winning sandy beaches are also just a short distance away. This is an excellent opportunity to acquire a large and unusual property in a prime location.

Split level maisonette | Three double bedrooms | Two reception rooms |
Modern kitchen | Bright lounge | Bathroom & en-suite | Character
conversion | Situated in heart of Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne village 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 area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.

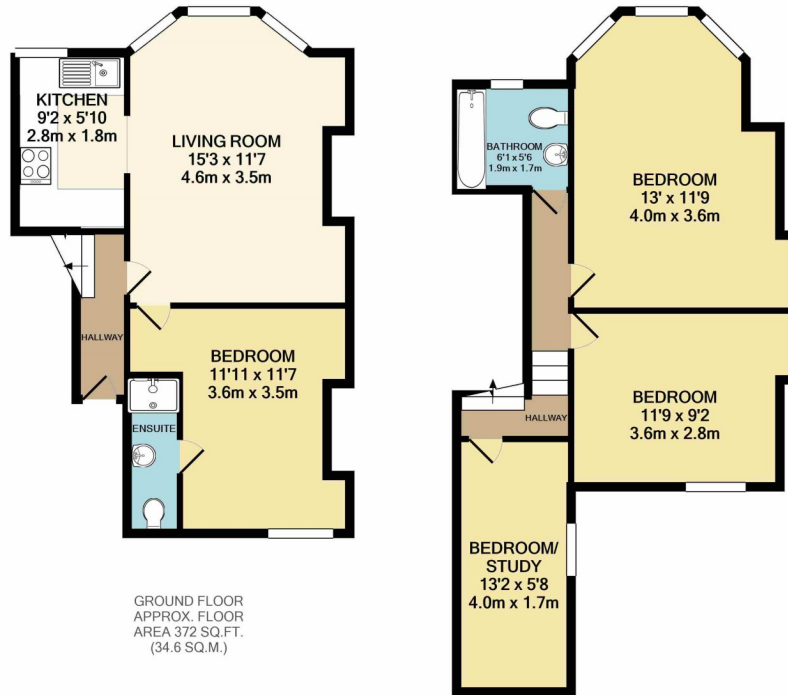


DESCRIPTION

The property is accessed through the communal entrance hallway where stairs lead to the first floor landing where the apartment can be found. The lounge is a bright room with a large double glazed bay window overlooking the front of the property and has high ceilings and character coving and skirting boards. An archway from the lounge leads into the kitchen which is fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining wood block work surface areas, an inset electric oven with matching four ring hob over and cooker hood above, an integrated washer dryer and integrated tall fridge freezer, a wall mounted boiler and a front aspect double glazed window.

The master bedroom has a rear aspect double glazed window and an en-suite shower room comprising a low-level WC, a wall mounted wash hand basin and an inset shower cubicle.

From the hallway, stairs lead to the upper floor landing where two further double bedrooms can be found. There is also a bathroom located on this floor which includes a panel enclosed bath, a low-level WC, a pedestal wash hand basin and a rooflight window. There is also a study on this floor with a rooflight window and eaves storage. albeit does have restricted head height.



TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 SQ.M.)

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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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:

TENURE: Leasehold – 125 years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: TBA

AT A GLANCE

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- Three double bedrooms
- Two reception rooms
- Modern kitchen
- Bright lounge
- Bathroom & en-suite
- Character conversion
- Situated in heart of Westbourne