



THE BOURNE, SURREY ROAD, BOURNEMOUTH, BH4

£230,000 LEASEHOLD

A beautifully presented two bedroom first floor apartment which is situated in a superb position adjacent to the Bournemouth gardens and just a short walk away from Westbourne and the beach. The property views brilliantly having undergone a number of improvements by the current owner.

First floor | Two double bedrooms | Two modern bathrooms | Lounge diner | Contemporary kitchen | Balcony | Underground parking | Close to Westbourne & the beach

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 property situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a storage cupboard and doors to principal rooms.

There is a good size lounge diner which has ample room for dining table and access to the private balcony. The contemporary kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances, a large kitchen island with breakfast bar and seating for three people.

There are two double bedrooms; the master bedroom benefits from fitted wardrobe with space for further freestanding furniture and an ensuite shower room. The second bedroom is also a good size room with a double fitted wardrobe and again space for further freestanding furniture. The family bathroom is beautifully tiled and comprises of a suite to include WC, wash hand basin inset into a vanity unit and a panel bath with additional shower attachment.

An underground parking bay is conveyed the property.

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The accuracy, completeness and reliability of these plans are not guaranteed and no guarantee as to their accuracy or efficiency can be given.
Winkworth & Partners (2024)

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 104 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2400 per annum

AT A GLANCE

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