



FLAT 3, BELGRAVIA, CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1

£195,000 LEASEHOLD

A very well presented one bedroom ground floor flat with a private patio area. Perfectly situated just a short level walk to the popular shop's bars and restaurants in Bournemouth whilst also being near to the award-winning beach. Comprising modern contemporary accommodation throughout.

Ground floor | One double bedroom | Lounge diner | Modern kitchen | Contemporary bathroom | Private patio | Allocated parking | Close to the town centre

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

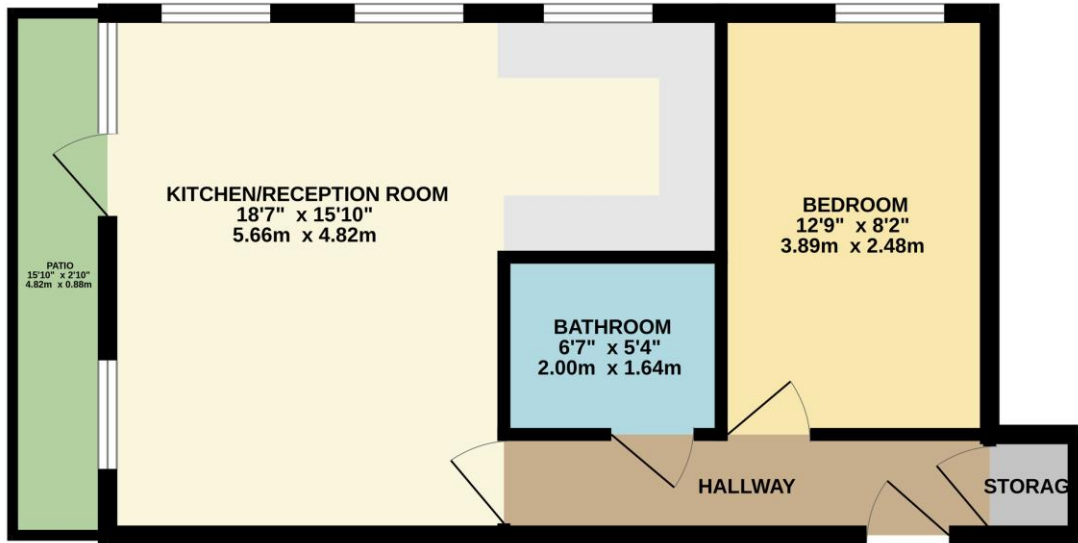
Introducing this immaculate ground floor flat in the bustling town of Bournemouth, perfect for first time buyers or investors.

This property boasts a bright lounge diner, a modern kitchen, a contemporary bathroom, good size double bedroom and a private patio.

Located close to the town centre, you will have easy access to popular shops, bars, and restaurants, making it the perfect spot for those who enjoy a vibrant lifestyle. With allocated parking, you can rest assured that your vehicle will always have a secure place to stay.

The flat is also just a stone's throw away from the award-winning beach and with good transport links nearby, you can easily explore the surrounding areas or commute to work.

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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: B

TENURE: Leasehold 121 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1400pa

AT A GLANCE

- Ground floor
- One double bedroom
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Private patio
- Allocated parking
- Close to the town centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(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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