



PANTECHNICON, SEAMOR ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£335,000 LEASEHOLD

A unique duplex apartment set within a converted warehouse in the centre of Westbourne. The property offers incredibly bright and spacious accommodation throughout with many retained character features such as exposed brick walls alongside contemporary living. Westbourne offers a range of popular shops, bars and restaurants whilst being close to the beach and good transport links.

Warehouse development | Duplex apartment | Two double bedrooms |
Large lounge | Modern kitchen diner | Two contemporary bathrooms |
Secure gated parking | Third floor | Central 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

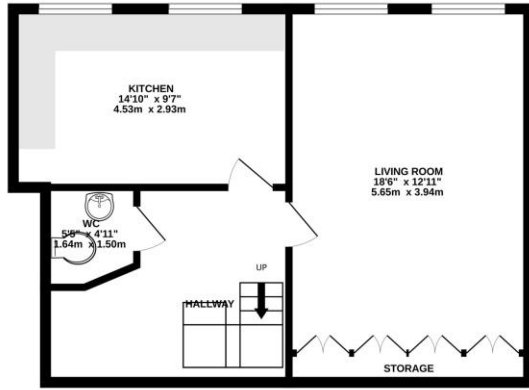
The property is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which accommodates a cloakroom, an area for storage and doors to principal rooms.

There is a large living room which has ample room for dining table, there are a range of fully fitted storage cupboards, two large windows and feature exposed brick walls. The kitchen is a particular feature of the property enjoying a range of contemporary base and eye level work units with integrated appliances and there is ample space for large dining table.

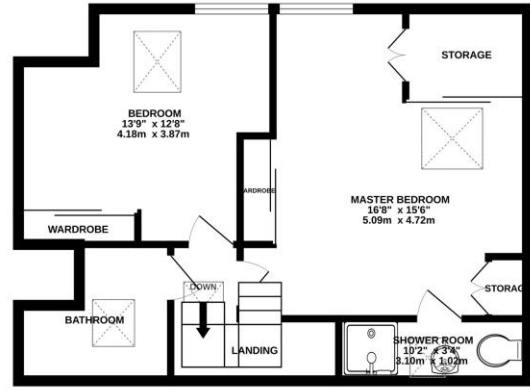
On the top floor of the duplex there are two generous double bedrooms both with fitted wardrobes and ample space for further freestanding furniture alongside the feature windows and skylights. The bathroom is part tiled with suite comprising of a WC, wash hand basin and panel bath with shower above. The master bedroom has the added benefit of a modern ensuite shower room with a large walk-in shower, wc and wash hand basin.

An allocated parking bay is conveyed the property and is located in the secure gated carpark. There is also a large bike storage area for residents use.

2ND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



3RD FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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: D

TENURE: Leasehold 167 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3468 per annum £225 ground rent

AT A GLANCE

- Warehouse development
- Duplex apartment
- Two double bedrooms
- Large lounge
- Modern kitchen diner
- Two contemporary bathrooms
- Secure gated parking
- Third floor
- Central location