



POOLE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

**£175,000 LEASEHOLD**

An immaculately presented, bright and spacious two-bedroom first floor apartment situated in the heart of Westbourne. Close by are a variety of popular shops, bars and restaurants and the award-winning beach is just a 15-minute walk away.

First floor | Character conversion | Two double bedrooms | Lounge and dining area | Modern kitchen & bathroom | Bright and spacious throughout | Central to 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 variety of shops, well known fashion brands 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, Branksome or Bournemouth railway stations which connect the Weymouth to London Waterloo Southwest train service.



## DESCRIPTION

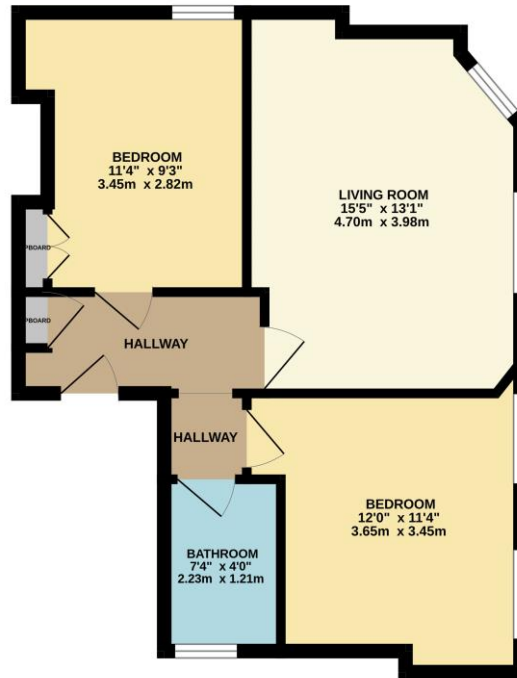
The apartment is situated on the first floor and is one of two flats above a commercial premise which are accessed via a communal entrance. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a large bright lounge which benefits from a decorative fireplace and there is ample space for a dining table. The lounge enjoys superb views across Westbourne. The modern kitchen is open plan to the lounge and fitted with the range of base and eye level work units plus space and plumbing for domestic appliances.

There are two good sized double bedrooms both with space for freestanding furniture. Bedroom two has the added benefit of a built-in storage cupboard. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and shower cubicle.

The apartment is offered with vacant possession.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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:** A

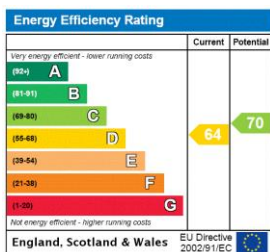
**TENURE:** Leasehold 116 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1500pa

## AT A GLANCE

- First floor
- Character conversion
- Two double bedrooms
- Lounge and dining area
- Modern kitchen & bathroom
- Bright and spacious throughout
- Central to Westbourne



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