



Tower Road, Dorset, BH13

£450,000 *Share of Freehold*

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A very well presented three bedroom apartment. Situated in a modern development which is very close to the beach.

Boasting spacious contemporary accommodation throughout and offered with vacant possession.

KEY FEATURES

- Modern purpose built development
- Three bedrooms
- Large lounge diner
- Contemporary open plan kitchen
- Two modern bathrooms
- Juliette balcony
- Secure underground parking



Westbourne

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DESCRIPTION

Situated within a secure development in the sought-after area of Branksome Park, this exceptional first floor flat offers an enviable lifestyle moments from the coast. Set within a modern, purpose-built complex, the property provides both peace of mind and contemporary living, ideal for those seeking comfort and convenience.

Spanning an impressive 88.4 sqm, the flat boasts three generously sized bedrooms and two sleek, modern bathrooms. The heart of the home is a spacious lounge diner that welcomes plenty of natural light, creating an airy and inviting space for relaxation or entertaining. The contemporary open plan kitchen is beautifully appointed, offering both style and functionality with integrated appliances and ample storage. Step out onto a Juliette balcony, perfect for enjoying the fresh sea breeze or simply unwinding at the end of the day.

Practicality is at the forefront, with convenient lift access and secure underground allocated parking, ensuring effortless living. The property is maintained in excellent condition throughout, making it move-in ready for its next discerning owner.

Location is second to none—this desirable home sits mere moments from the golden sands, giving easy access to beachside strolls and coastal leisure. A level walk brings you to Westbourne, renowned for its vibrant array of independent cafes, boutiques, and amenities. Excellent transport links ensure swift connections to the wider area, appealing to commuters and holidaymakers alike.

This stunning apartment truly combines luxurious coastal living with the best of local conveniences.





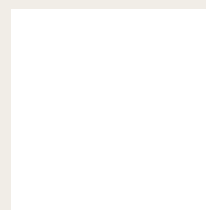
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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<https://www.winkworth.co.uk/sale/property/WBN260563>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 982 years

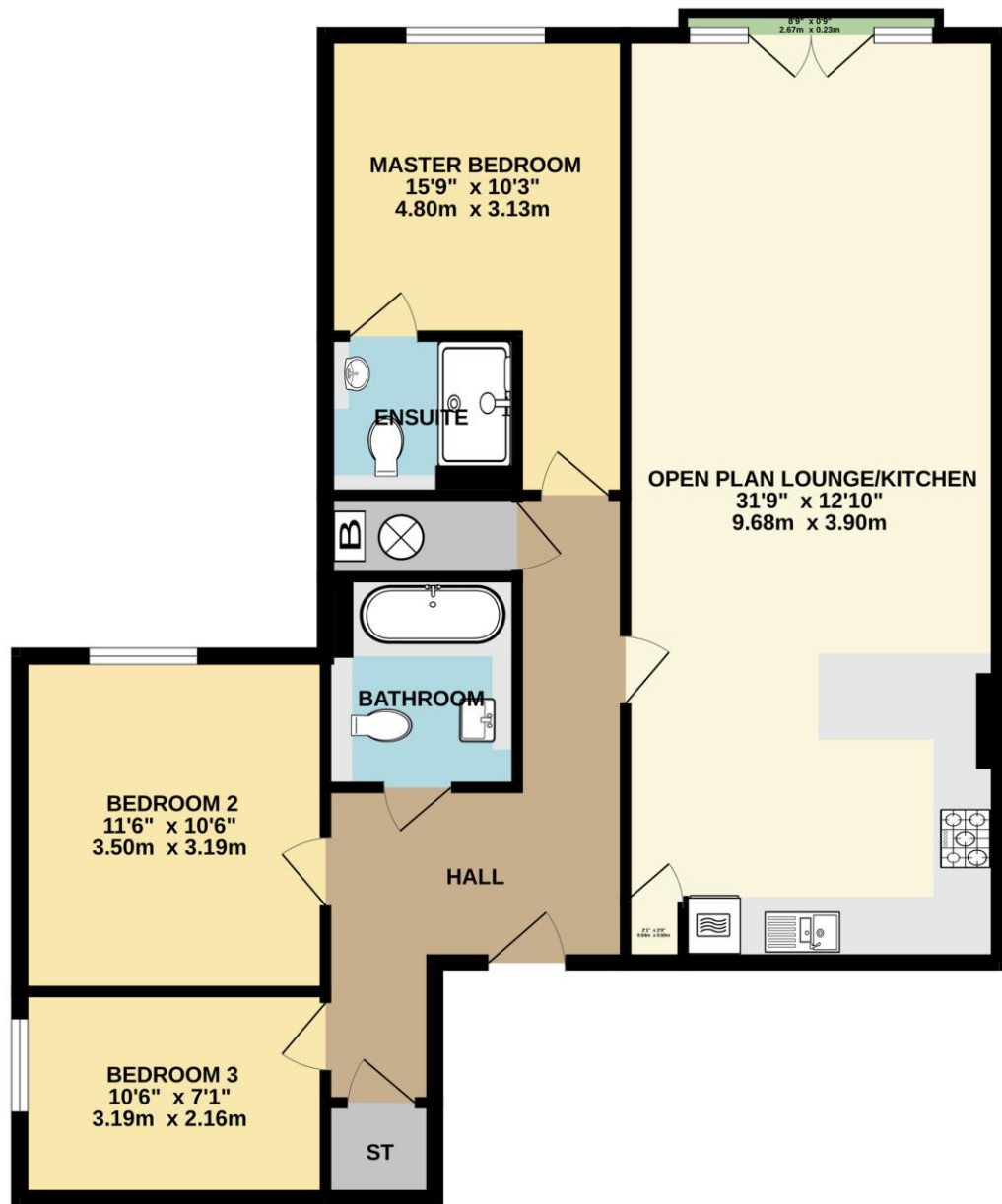
Service Charge: £1650 per annum

Council Tax Band: D

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

951 sq.ft. (88.4 sq.m.) approx.



5 KINGS COURT

TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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