Surrey Road, Dorset, BH4

3 1 1

£270,000 *Share of Freehold*

An exceptionally well presented, three bedroom ground floor flat. Conveniently situated close to Westbourne whilst also backing directly onto the Bournemouth Gardens.

KEY FEATURES

- Three bedrooms
- Ground floor
- Large lounge
- Kitchen diner
- Modern bathroom
- Underground parking
- South facing balcony

Westbourne

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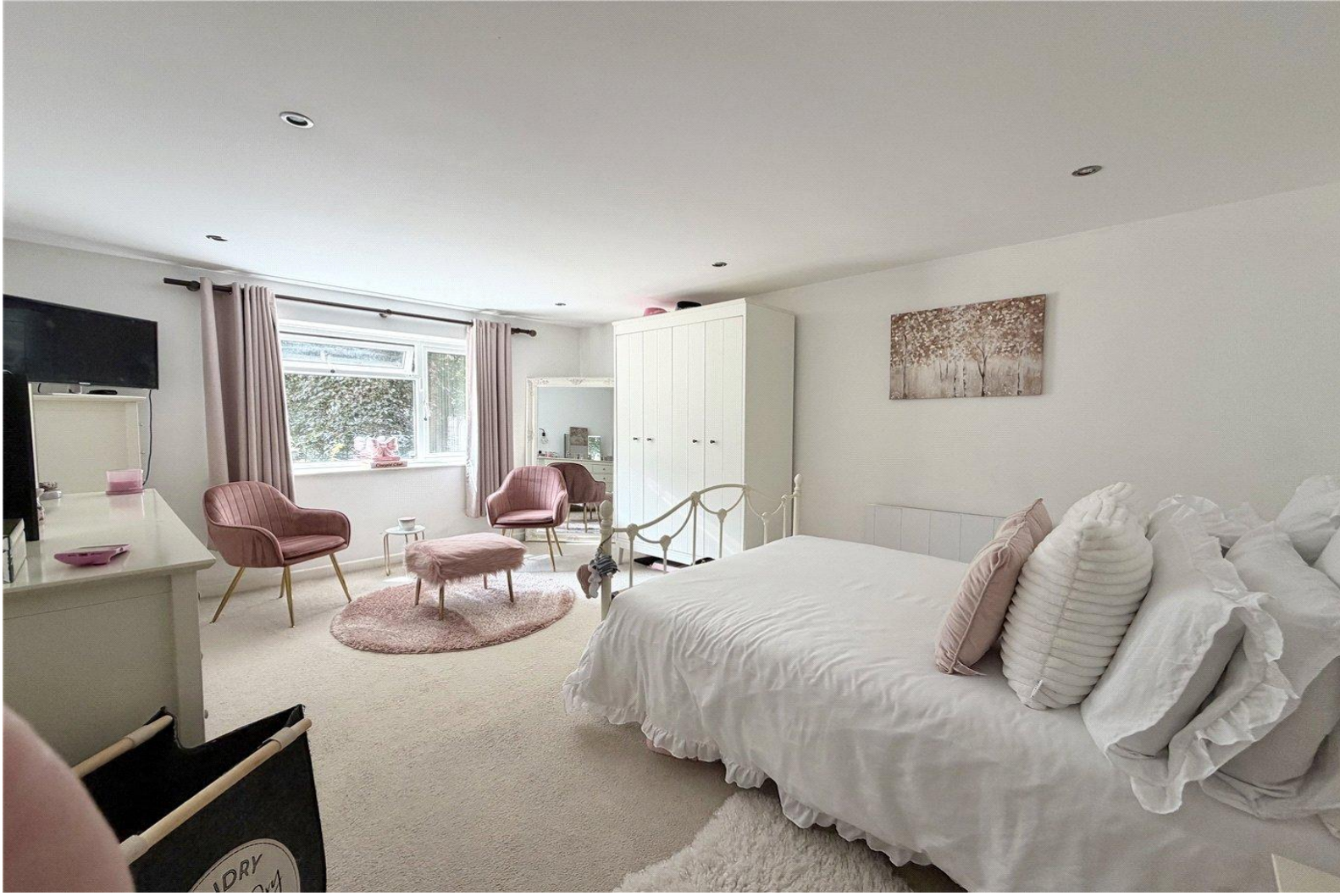
DESCRIPTION

Situated in the heart of Bournemouth, this exceptional ground floor flat offers a rare blend of spacious living and contemporary style. Boasting three generously sized bedrooms, the property is presented in excellent condition throughout. Step into the impressive large lounge, where natural light floods in, creating a warm and welcoming space ideal for relaxing or entertaining friends and family. The kitchen diner is modern and practical, providing ample space for both everyday meals and special occasions.

Enjoy the luxury of a sleek, modern bathroom, designed with comfort and convenience in mind. Outside, a south-facing balcony serves as a perfect retreat, capturing the best of the day's sunshine and offering views over the mature, beautifully maintained Bournemouth Gardens, which the property backs directly onto.

Parking is effortless, thanks to secure underground parking, allowing peace of mind alongside convenience—a real bonus for such a central location.

This splendid flat is just a short stroll from the vibrant hub of Westbourne, renowned for its boutique shops, lively cafés, and excellent dining options. The proximity to Bournemouth Gardens offers tranquil walks, cycling paths, and a leafy escape from city life, while the famous beaches and town centre are within easy reach.



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

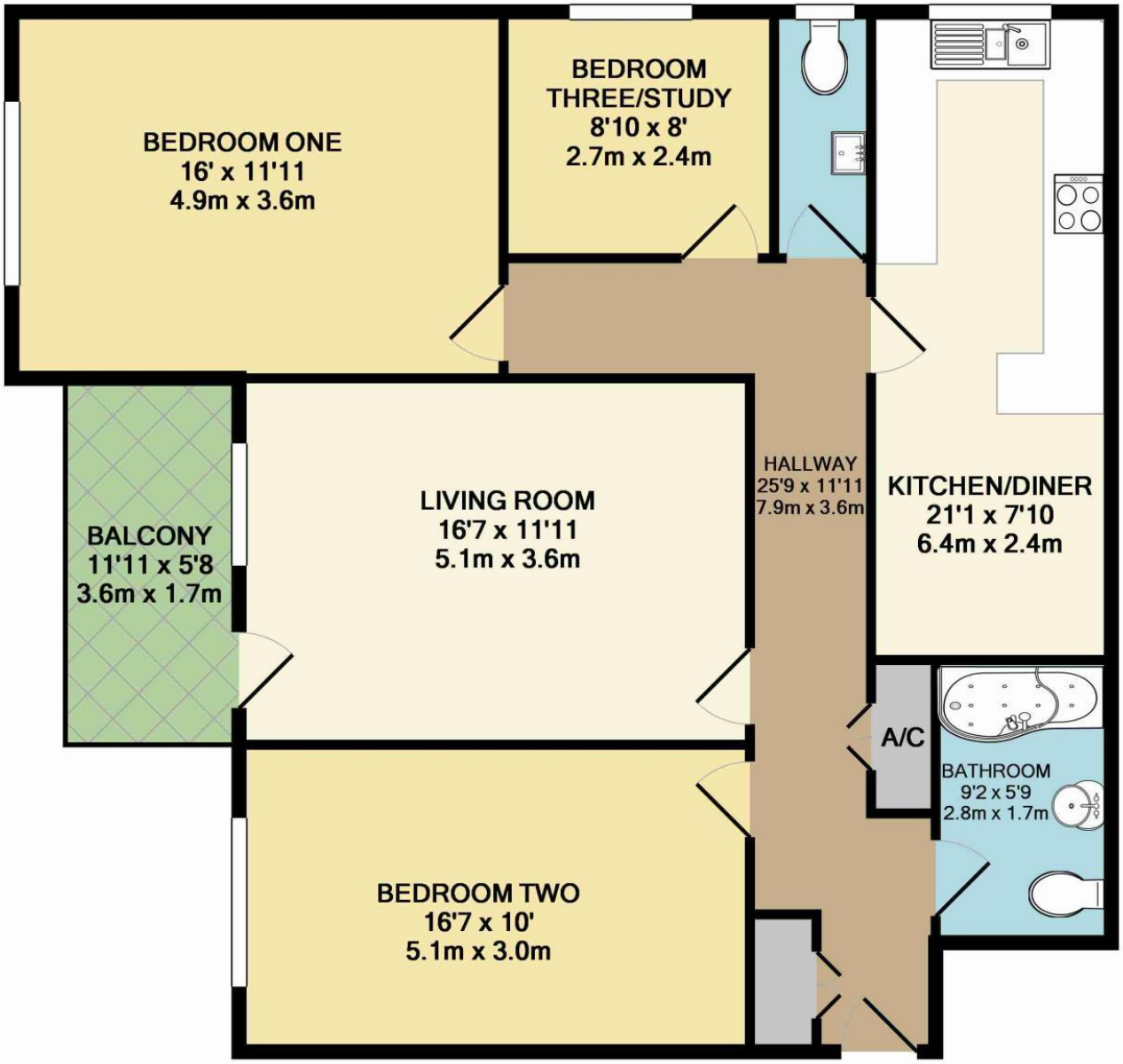
MATERIAL INFO

Tenure: Share of Freehold
Term: 946 year and 0 months
Service Charge: £2000 per annum
Council Tax Band: C
EPC rating: To be confirmed

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/WBN260342

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.



TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Westbourne

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