



## Burton Road, Dorset, BH13

£450,000 *Share of Freehold*

2  2  2 

A spacious and well presented ground floor apartment. Situated in a small development of privately owned apartments with direct access and views over the landscaped communal gardens. The property is well presented throughout with modern accommodation.

### KEY FEATURES

- Ground floor
- Two double bedrooms
- Two reception rooms
- Modern kitchen
- Two well presented ensuites
- Private patio with direct access to the communal gardens
- Garage



**Westbourne**

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## DESCRIPTION

Located in the coveted Branksome Park, this exceptionally spacious ground floor flat offers the very best of contemporary living in a highly desirable setting. With a generous footprint of 1,067 sqft, the property boasts two sizeable double bedrooms, each benefiting from their own well-presented ensuite for added comfort and privacy. A further separate WC enhances the practicality for both residents and guests.

Immaculately maintained, the flat features two bright and versatile reception rooms, ideal for entertaining or relaxing in style. The modern kitchen is thoughtfully designed, providing ample storage and workspace for culinary creativity. Storage is plentiful throughout, ensuring living spaces remain uncluttered and functional.

Step outside to discover a private patio, a tranquil spot to enjoy morning coffee or evening drinks, with direct access onto beautifully

kept communal gardens—perfect for those who appreciate outdoor living. The inclusion of a garage provides secure parking and further storage options, a valuable addition in this sought-after locale.

This home is ideally positioned just a level walk from the vibrant amenities of Westbourne, where a variety of shops, cafés, and restaurants await. The stunning sandy shores of the local beach are within easy reach, inviting leisurely strolls along the coast. Excellent transport links nearby ensure convenient connections to surrounding areas, making this an outstanding location for both commuters and those seeking a relaxed seaside lifestyle.





## 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 postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

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



<https://www.winkworth.co.uk/sale/property/CLS253753>

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:** 950 year and 7 months

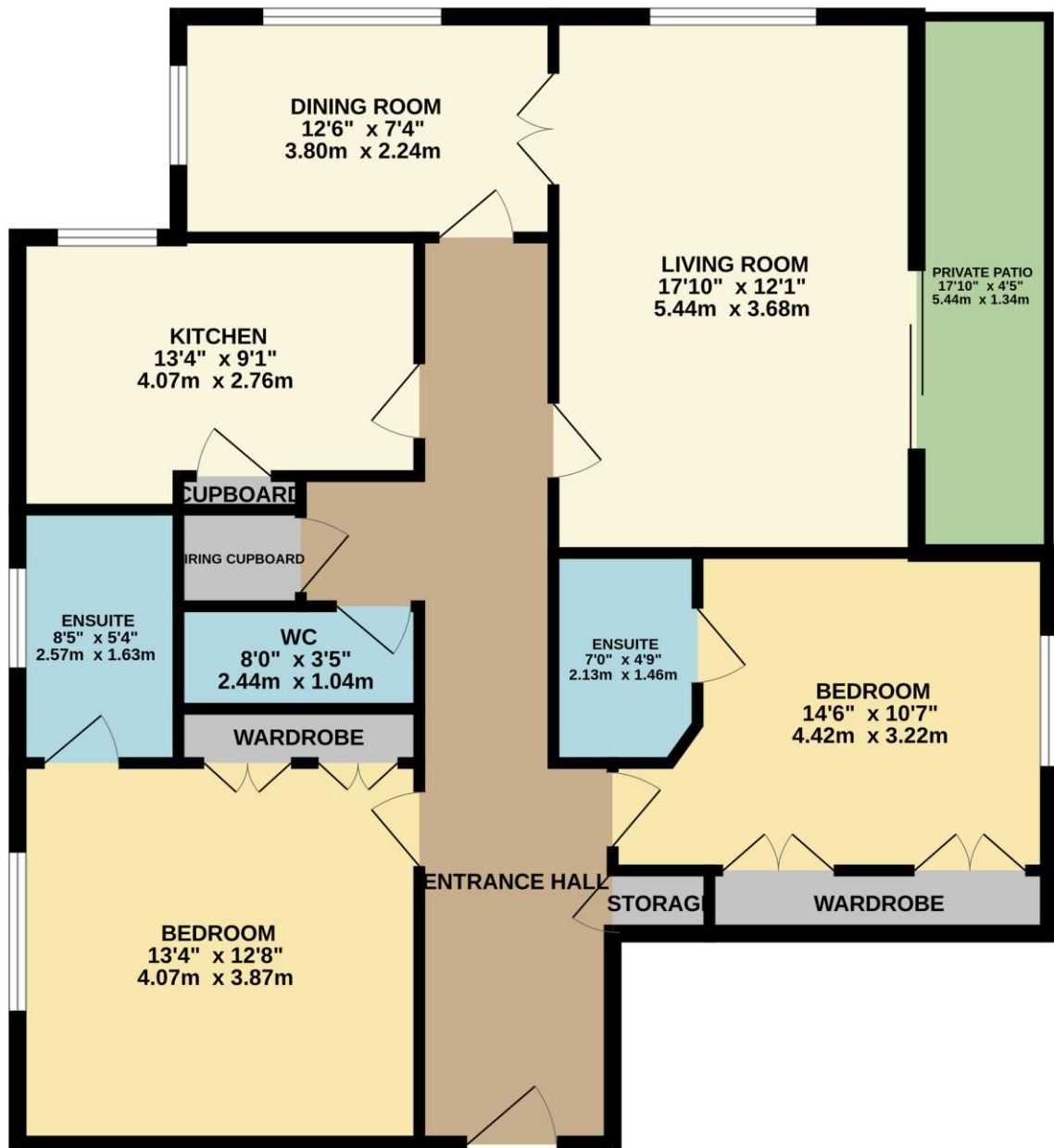
**Service Charge:** £4500 per annum

**Council Tax Band:** D

**EPC rating:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 70 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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