



Westbourne Park Road, Dorset, BH4

£205,000 *Leasehold*



A bright two-bedroom ground floor apartment situated within a small development of apartments in the heart of Alum Chine which boasts an award winning beach whilst also being close to the shops, bars and restaurants in Westbourne. The property offers modern accommodation throughout.

KEY FEATURES

- Modern purpose built development
- Ground floor
- Two bedrooms
- Modern bathroom
- Contemporary kitchen
- Open plan lounge diner
- Close to Westbourne & the beach



Westbourne

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DESCRIPTION

Situated within a modern, purpose-built development in the highly sought-after Alum Chine area, this beautifully presented ground floor flat offers both style and comfort for contemporary living. The property boasts two generously proportioned bedrooms and a sleek, modern bathroom, making it an ideal choice for professionals, couples, or those seeking a well-appointed coastal retreat.

Step inside to discover a light-filled open plan lounge and dining area, perfect for both relaxing and entertaining. The contemporary kitchen has been thoughtfully designed with modern finishes and integrated appliances, providing an effortless cooking and dining experience.

Residents will appreciate the excellent condition throughout, with every detail carefully maintained to offer a move-in ready home. Located just a level walk from the vibrant village of Westbourne, this

flat benefits from an array of independent shops, trendy cafés, and restaurants all close at hand. The golden sands of Alum Chine Beach are also a short stroll away, allowing for leisurely seaside walks and relaxation by the water whenever the mood strikes.

With superb transport links on the doorstep, commuting and travel around the area couldn't be easier, while local amenities ensure day-to-day convenience without compromise.





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

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



<https://www.winkworth.co.uk/sale/property/WBN250063>

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: Leasehold

Term: 114 years

Service Charge: £2400 per annum

Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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