



Manor Road, Dorset, BH1

£195,000 *Share of Freehold*



This top floor apartment enjoys stunning sea views alongside bright and spacious accommodation. Internal refurbishment is required so that the property can reach its full potential. Situated adjacent to the cliff top and beach and close to local amenities.

KEY FEATURES

- Stunning sea views
- Top floor
- Two bedrooms
- Large lounge diner
- One bathroom
- Balcony
- Underground garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

Set high above the vibrant coastline of Bournemouth, this top floor flat offers an unrivalled vantage point with breath-taking sea views. The spacious accommodation includes two well-sized bedrooms, a large lounge diner that's perfect for entertaining, and a family bathroom. The living area opens onto a private balcony, capturing the full beauty of the panoramic vista—a wonderful spot to enjoy your morning coffee while gazing out across the shimmering waters.

This property comes with the added benefit of an underground garage, ensuring secure and convenient parking. Vacant possession means the flat is available with no onward chain, making for a straightforward move. While the property requires modernisation, it presents a fantastic opportunity to create your own bespoke seaside retreat, tailored to your taste.

The location is second to none. Just steps from the beach, you'll have direct access to Bournemouth's iconic golden sands and lively promenade. Everyday conveniences are a short stroll away, with shops, cafés, and restaurants nearby, as well as excellent transport links connecting you to the town centre and beyond.

With its stunning setting, scope for improvement, and proximity to everything Bournemouth has to offer, this flat is a rare find.





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

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



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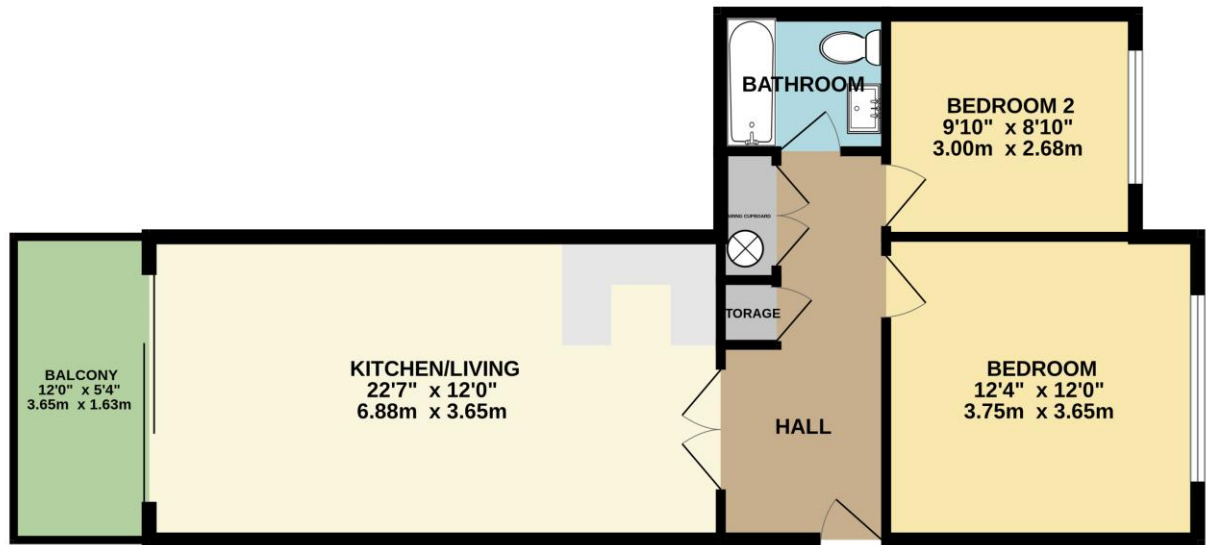
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

- Tenure:** Share of Freehold
- Term:** 976 year and 11 months
- Service Charge:** £2000 per annum
- Council Tax Band:** C
- EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ELEVENTH FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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