



Eaton Road, Dorset, BH13

£450,000 *Freehold*



A well presented garden apartment set within a character conversion of just two privately owned properties. Benefitting from spacious rooms with high ceilings, many original features, a private garden and own entrance. Vacant possession.

KEY FEATURES

- Ground floor
- Own entrance
- Private garden
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Garage and off road parking



Westbourne

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DESCRIPTION

Situated in the highly prestigious and sought-after coastal suburb of Branksome Park, Poole, this exceptional ground-floor apartment offers an enviable blend of space, privacy, and convenience. Offered with vacant possession and no onward chain, the property represents an ideal opportunity for downsizers, professionals, or those seeking a premium coastal retreat. The apartment benefits from its own private entrance, ensuring a strong sense of independence and privacy from the moment you arrive. Inside, the accommodation is generously proportioned, headlined by a large lounge diner. This spacious reception room flows seamlessly into the property's standout feature: a beautiful, exclusive private garden. Culinary enthusiasts will appreciate the dedicated kitchen breakfast room, which provides ample space for casual dining and morning coffees. The property boasts two spacious double bedrooms, both offering comfortable dimensions and versatile layout options.

Externally, the property continues to impress with practical assets that are highly prized in this premium location. In addition to the private rear garden which offers a high degree of seclusion, the apartment includes a secure garage and dedicated off-road parking.





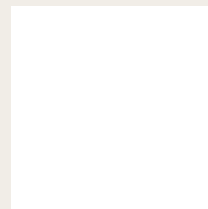
LOCATION

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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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

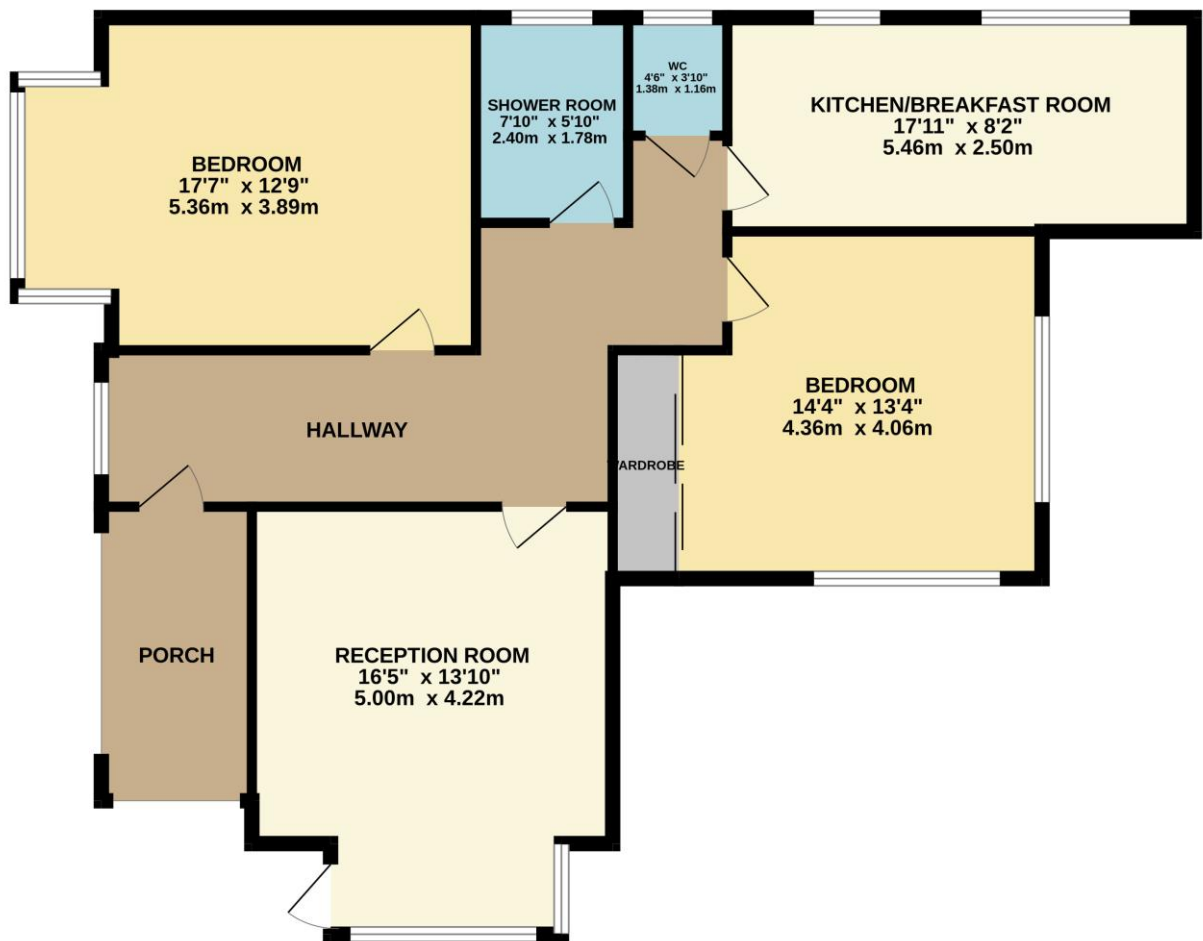
Tenure: Freehold

Council Tax Band: E

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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