



Nelson Road, Dorset, BH4

£500,000 *Freehold*

4  1  3 

An end of terrace town house situated in gated development of just 8 privately owned homes. Offering bright, spacious and contemporary accommodation throughout with a balcony and generous sized garden.

KEY FEATURES

- Gated development
- End of terrace town house
- Four double bedrooms
- Three bathrooms
- Large lounge diner
- Contemporary kitchen
- Garden with terrace



Westbourne

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DESCRIPTION

Situated within a secure gated development in the heart of sought-after Westbourne, this exceptional end of terrace town house combines contemporary living with a superb location. Immaculately presented and boasting a generous 1,155 sqft of living space, the property features four spacious double bedrooms and three stylish bathrooms—ideal for families or those who love to entertain.

The expansive lounge/diner offers flexible space for relaxing and socialising, seamlessly connected to a beautifully appointed contemporary kitchen. Filled with natural light, the home opens out to a private garden complete with a terrace, providing the perfect setting for al fresco dining or peaceful morning coffees. The first-floor balcony further enhances the opportunity for enjoying the outdoors in privacy.

This town house enjoys the advantage of secure underground parking,

giving additional peace of mind in this popular location. Residents are just a short stroll from the vibrant centre of Westbourne, renowned for its eclectic mix of independent boutiques, cosy cafés, and excellent restaurants. The golden sands of the beach are also within easy reach, as are convenient transport links connecting you to Bournemouth, Poole, and beyond.

Presented in excellent condition and offering a superb balance of comfort and security, this is an opportunity not to be missed.





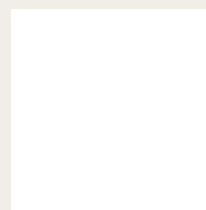
LOCATION

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: Freehold

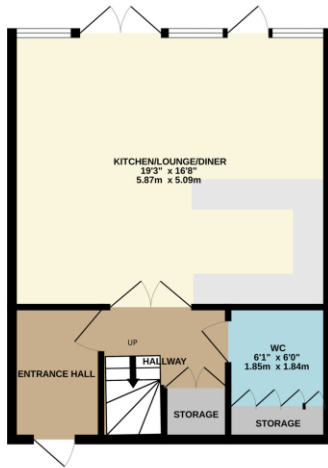
Service Charge: £1556 per annum

Council Tax Band: E

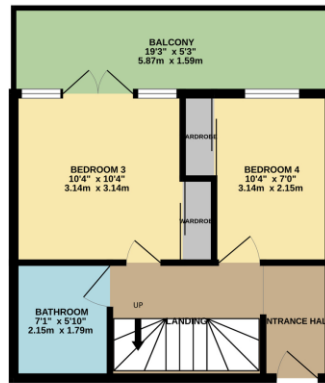
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

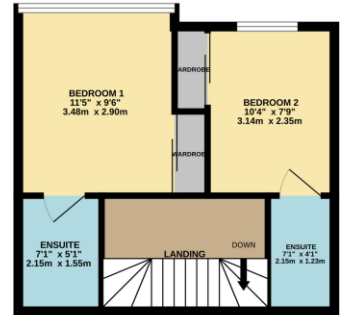
GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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