



Surrey Road, Dorset, BH4

£235,000 *Share of Freehold*



A well presented two bedroom first floor apartment which enjoys views over the Bournemouth Gardens from every window. Comprising modern accommodation throughout and offered with vacant possession.

KEY FEATURES

- Purpose built
- First floor
- Two bedrooms
- Modern kitchen diner
- Open plan lounge
- Well presented bathroom
- Good storage



Westbourne

01202 767633 | westbourne@winkworth.co.uk

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DESCRIPTION

Situated in the heart of desirable Westbourne, this beautifully presented first floor flat offers the perfect blend of modern living and prime location. Purpose built and boasting approximately 708 sqft of well-designed space, the property offers two generously sized bedrooms and a stylish modern bathroom, ideal for contemporary lifestyles.

Step inside to discover a sleek open plan lounge that flows effortlessly into a modern kitchen diner, perfect for entertaining friends or relaxing after a busy day. Every detail has been thoughtfully considered, with excellent storage options throughout the flat. The property is in excellent condition, ensuring a move-in ready experience.

A notable feature of this stunning home is the direct access into the

picturesque Bournemouth Gardens, inviting you to enjoy peaceful walks and the beauty of nature just moments from your door. The flat also benefits from a private garage, a sought-after addition for secure parking or extra storage.

Located just a short stroll from the vibrant Westbourne village, you can take advantage of a wide array of shops, independent boutiques, and stylish cafés. Excellent transport links are within easy reach, making commuting and exploring the local area wonderfully convenient.

This truly is a rare opportunity to own a modern, spacious flat in an enviable location backing onto Bournemouth Gardens.





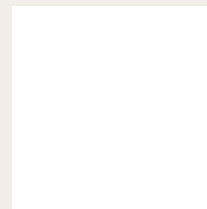
LOCATION

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: Share of Freehold

Term: 964 years

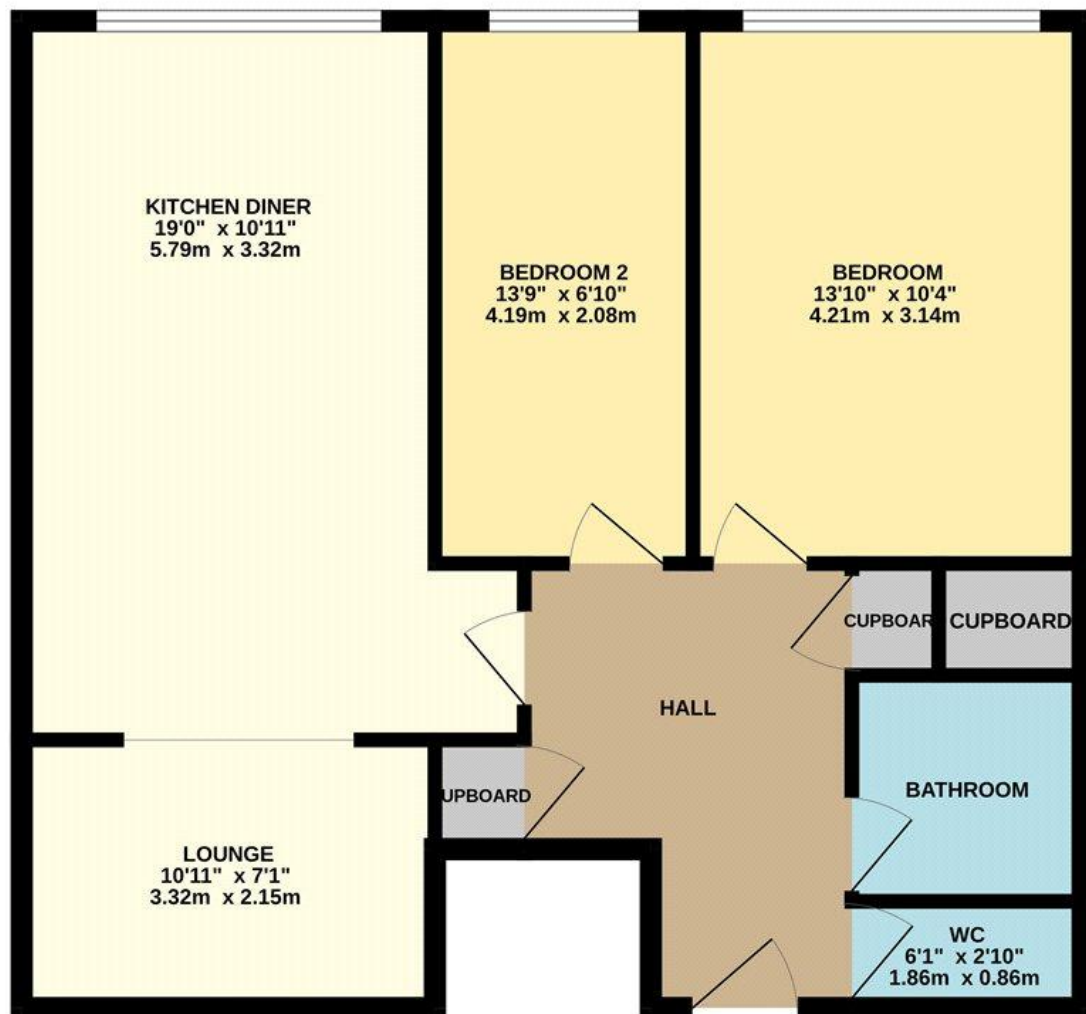
Service Charge: £3060 per annum

Council Tax Band: B

EPC rating: C

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

GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



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