



Marlborough Road, Dorset, BH4

£225,000 *Share of Freehold*



A very spacious first floor apartment which is situated in the very popular, tree lined Marlborough Road. Just a short level walk from the shops bars and restaurants in Westbourne whilst also being near to the beach and good transport links.

KEY FEATURES

- First floor
- Two generous double bedrooms
- Large lounge diner
- Sunny balcony
- Fitted kitchen
- Good storage
- Garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Situated in the heart of highly sought-after Westbourne, this spacious first floor flat offers an excellent opportunity for those seeking comfortable living close to the coast. Arranged over approximately 927 sqft, the property provides superb proportions throughout and is now available with vacant possession.

Upon entering, discover a welcoming entrance hall with plenty of built-in storage, leading into a generously sized lounge diner—perfect for both entertaining and relaxing. The space flows naturally onto a sunny balcony, ideal for enjoying your morning coffee or unwinding with an evening drink. The flat boasts two sizeable double bedrooms, ensuring ample space for family, guests, or a home office. The fitted kitchen offers practical workspace, while the bathroom is conveniently positioned for easy access from both bedrooms.

A key feature is the inclusion of a private garage, providing coveted secure parking or excellent additional storage. Gas fired central heating keeps the home warm and inviting year-round. The property does require some modernisation, making it a fantastic blank canvas for buyers keen to put their own stamp on a home.

Perfectly placed, this flat is just a level walk to the vibrant heart of Westbourne, with its diverse range of independent shops, cafés, and restaurants. Excellent transport links are within easy reach, making commuting or coastal adventures effortless. The golden sands of the beach are also close by, offering the ideal location for leisurely strolls or days out by the sea.

An outstanding opportunity in a prime location, this property is 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



<https://www.winkworth.co.uk/sale/property/WBN260103>

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: 982 year and 11 months

Service Charge: £2200 per annum

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metropix 52525



Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.