

Surrey Road, Dorset, BH12

2 1 1

£185,000 *Leasehold*

A bright and spacious two bedroom ground floor apartment set backing directly on to the Coy Pond gardens which run all the way to the town centre and beach. The popular shops bars and restaurants of Westbourne are also nearby.

KEY FEATURES

- Purpose built
- Two Bedrooms
- Ground floor
- Private entrance
- Spacious lounge diner
- Single garage
- Vacant possession





Westbourne

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DESCRIPTION

The apartment is situated on the ground floor which is accessed via a private entrance.

There is a good size lounge/diner which has ample space for a dining table and enjoys views over the front gardens. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The master bedroom is a particular feature of the property being a good size with ample room for freestanding furniture. The second bedroom can also accommodate a double bed. The family bathroom has a suite comprising of a WC, wash hand basin and panelled bath with shower above.

An allocated garage is conveyed with the apartment.







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 postcode on www.checker.ofcom.org.uk

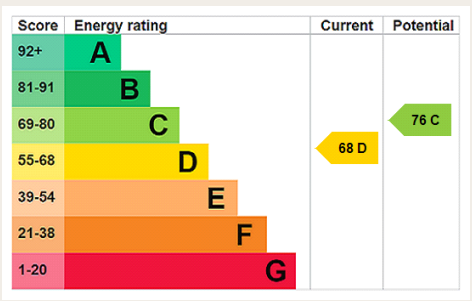
MATERIAL INFO

Tenure: Leasehold
Term: 130 years
Service Charge: £1420 per annum
Council Tax Band: B
EPC rating: D

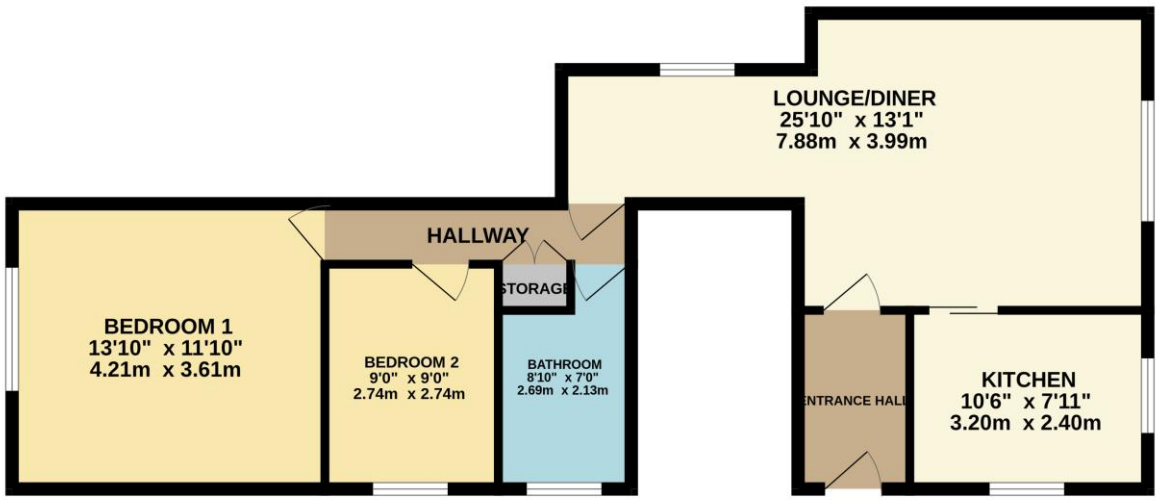
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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