

Marlborough Road, Dorset, BH4

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£250,000 *Share of Freehold*

A bright and spacious two bedroom ground floor apartment. Situated in an enviable position, a short level walk from Westbourne whilst also being near to the beach.

KEY FEATURES

- Ground floor
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Shower room
- Good storage
- South facing balcony





Westbourne

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DESCRIPTION

Situated within the highly sought-after Golden Grid area of Westbourne, this beautifully presented two-bedroom ground floor apartment offers an exceptional combination of space, comfort and convenience. Ideally positioned within a level walk of Westbourne Village, the property benefits from a south-facing balcony, private parking space, garage and the added advantage of being offered with no forward chain and vacant possession.

The accommodation comprises two generously proportioned double bedrooms, both providing excellent space for bedroom furniture and featuring lockable doors, offering additional privacy and security, particularly beneficial for those considering rental accommodation.

The impressive lounge/dining room provides a wonderful space for both relaxation and entertaining, with ample room for comfortable seating and a dining table. The contemporary fitted kitchen offers an excellent range of units, worktop space and storage, whilst the modern shower room is finished to a good standard. Further practical storage is available throughout the apartment.

Modern conveniences include double glazing, a gas condensing combination boiler providing heating and hot water, and USB charging points thoughtfully installed in the kitchen, both bedrooms and the lounge/dining room. The property also benefits from access to high-speed fibre broadband, available through a paid subscription.

A particular feature of the apartment is its south-facing balcony, providing an inviting outdoor space in which to enjoy the sunshine, relax or dine al fresco.

The property benefits from two separate entrances, including a private entrance with minimal steps, offering convenient access







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.

For more information, scan the QR code or visit the link below

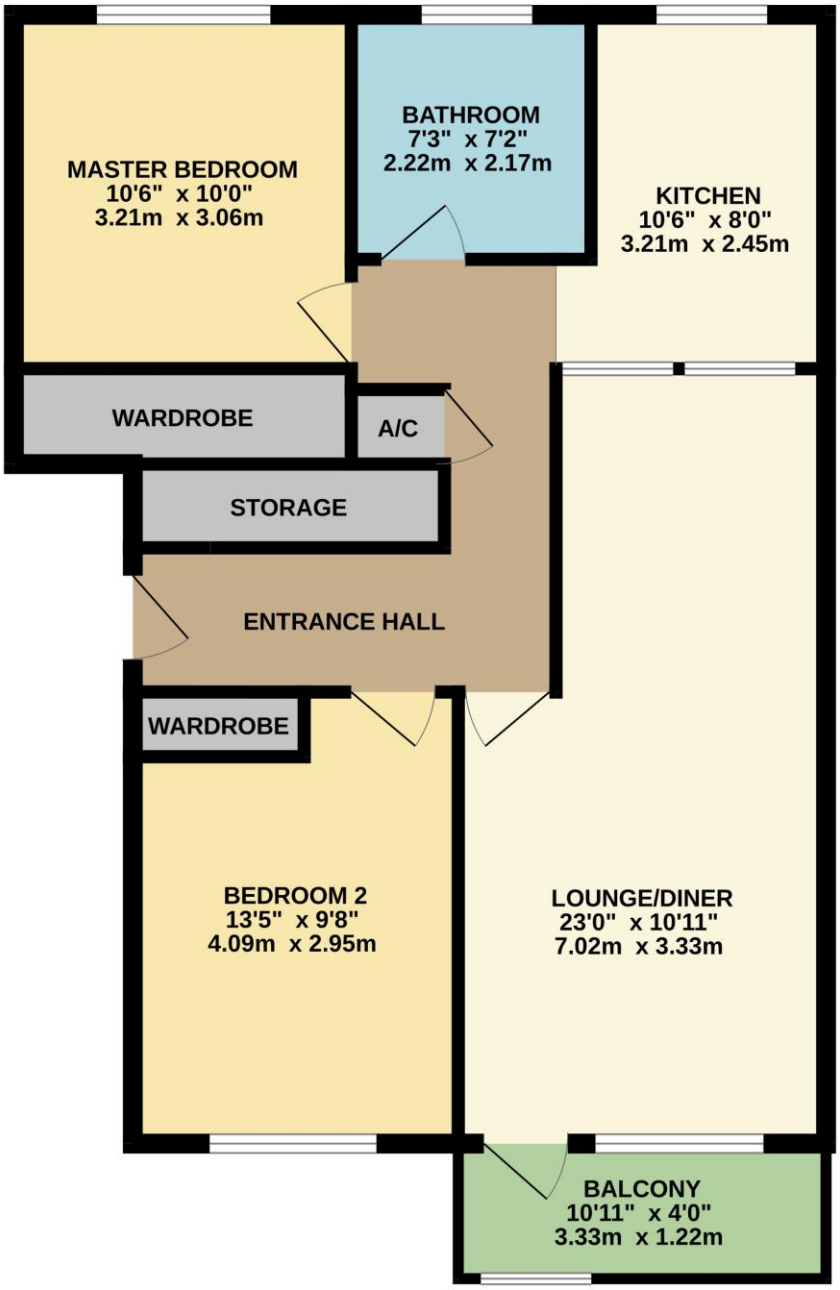
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Term: 981 year and 0 months
Service Charge: £2016 per annum
Council Tax Band: C
EPC rating: To be confirmed

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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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