



Norwich Avenue West, Dorset, BH2

£199,950 *Share of Freehold*

2  1  2 

A spacious two bedroom raised ground floor apartment set in a modern development. Situated just a short walk away from both Westbourne & Bournemouth and near to good transport links. Offered with vacant possession.

KEY FEATURES

- Raised ground floor
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Fitted kitchen
- Secure underground parking
- Good storage



Westbourne

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DESCRIPTION

A bright and spacious raised ground floor flat, now available for sale in the vibrant heart of Bournemouth. This well-presented residence boasts two generous double bedrooms, offering ample space for relaxation and restful nights. The property is complemented by two modern bathrooms—ideal for sharers or visiting guests.

A highlight of this home is the welcoming large lounge diner, perfect for entertaining or unwinding after a day by the coast. The fitted kitchen is well-equipped to meet all culinary needs, while smart storage solutions throughout ensure there's plenty of room for every lifestyle.

Parking is both secure and convenient, thanks to allocated underground parking—a rare find in such a central location. The flat is offered with vacant possession, enabling a smooth and swift move.

Ideally situated close to both Westbourne and Bournemouth, the property benefits from excellent transport links, placing shops, restaurants, and amenities within easy reach. Enjoy leisurely walks to the iconic beaches or explore the tranquil beauty of Bournemouth gardens, both just a stone's throw away.





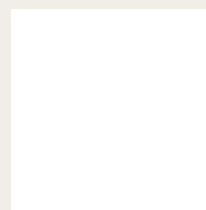
LOCATION

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/WBN260424>

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

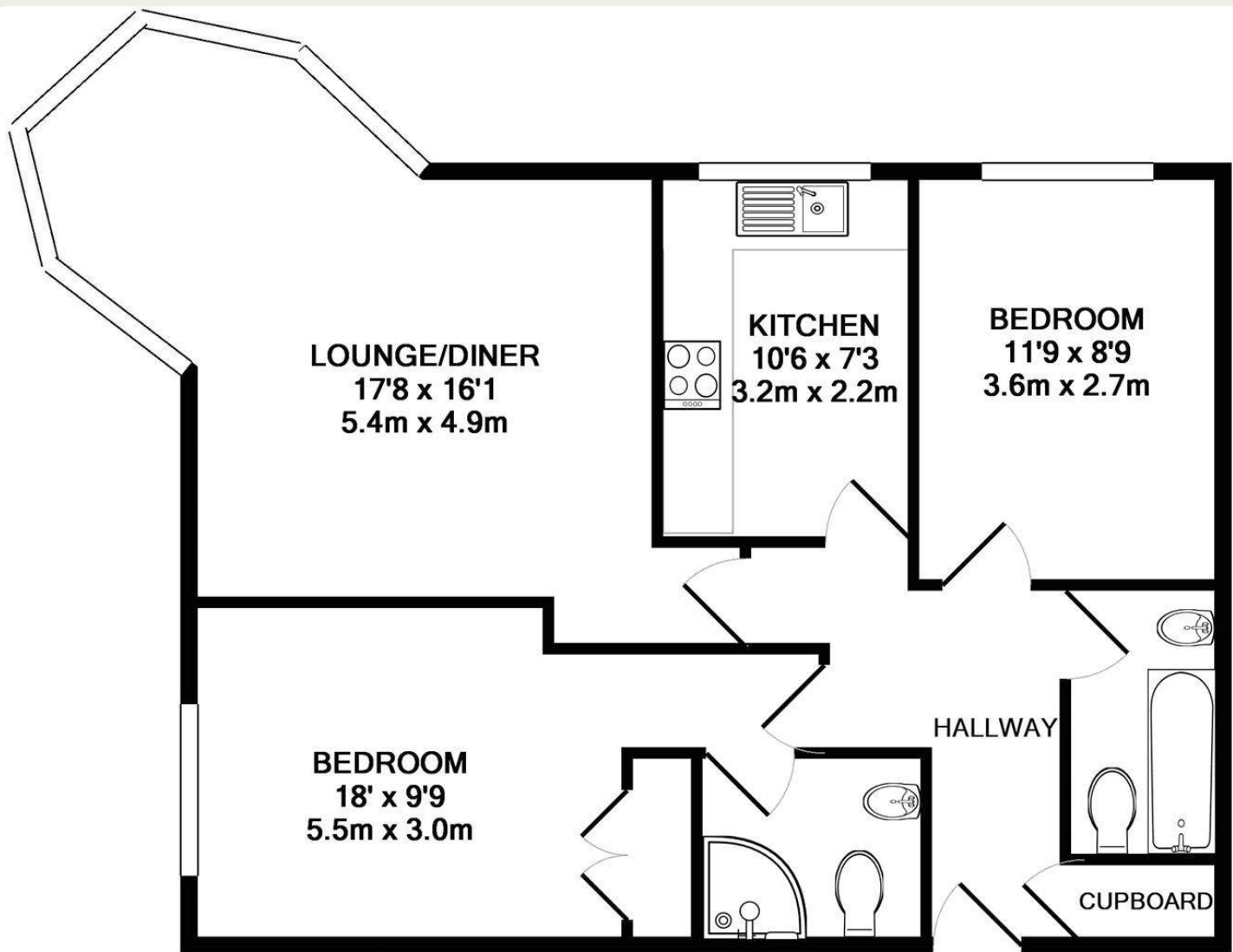
Term: 988 years

Service Charge: £1900 per annum

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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