



Poole Road, Dorset, BH4

£260,000 *Leasehold*



An incredibly spacious fourth floor apartment which is situated in an enviable position, close to Westbourne. The property requires some modernisation to realise its true potential.

KEY FEATURES

- Price reflects the need for some modernisation to reach its potential.
- Fourth floor
- Versatile accommodation
- Two double bedrooms
- Large lounge & separate dining room / office
- Fitted kitchen
- Two bathrooms



Westbourne

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DESCRIPTION

Situated on the fourth floor of a purpose-built development, this spacious flat in the heart of Bournemouth presents a superb opportunity for those seeking versatile accommodation with ample potential for personalisation. Currently offered with vacant possession, the flat is perfect for buyers eager to add value and modernise to their own taste.

The well-proportioned interior features two generous double bedrooms, ideal for comfortable living or accommodating guests. The large lounge provides an inviting space for relaxation, while a separate dining room offers flexible use of space - Office perfect for working from home, Dining or 3rd bedroom. The fitted kitchen offers direct access to all culinary needs, whilst two bathrooms provide convenience and privacy for residents and visitors alike.

One of the property's standout features is its enclosed balcony, offering a peaceful retreat with pleasant outlooks and the perfect spot to unwind after a day at the nearby beach. Practicality is further enhanced by having a dedicated garage, ensuring secure parking or useful storage.

Set within easy, level walking distance to the vibrant centre of Bournemouth, the flat enjoys a location with unbeatable amenities. Residents can take advantage of excellent transport links for commuting or exploring the region, while the golden sands of Bournemouth's renowned beach are just minutes away, making coastal strolls and seaside leisure part of everyday life.

This is a rare chance to acquire a flat in a sought-after area, with the framework in place for a modern and comfortable home.





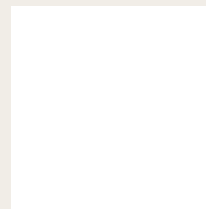
LOCATION

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/WBN260516>

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: Leasehold

Term: 132 years remain

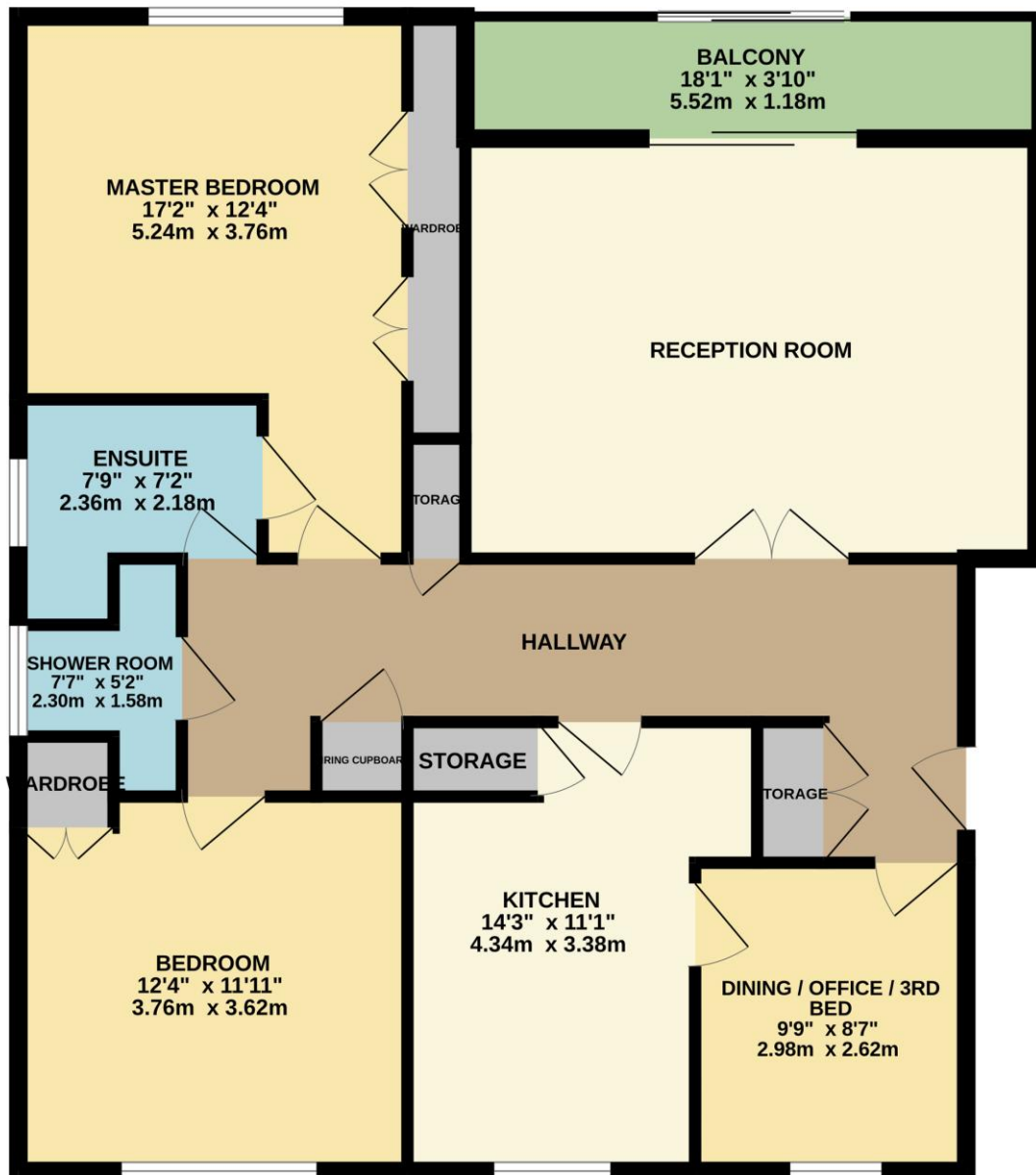
Service Charge: £3750 per annum

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1069 sq.ft. (99.3 sq.m.) approx.



23 CEDAR MANOR

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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