



Christchurch Road, Dorset, BH1

£169,500 *Share of Freehold*

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A spacious two bedroom apartment in a popular development. Set close to local amenities, good transport links and the beach. Offered with vacant possession.

KEY FEATURES

- Fourth floor with lift
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Sunny balcony
- Excellent storage
- Underground parking



Westbourne

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DESCRIPTION

Situated on the fourth floor of a well-maintained building with lift access, this attractive flat offers comfortable living in the heart of Bournemouth. Boasting two generously sized double bedrooms and a modern bathroom, the property benefits from a spacious lounge diner that provides an ideal setting for relaxing or entertaining guests.

The fitted kitchen is thoughtfully designed with ample workspace and storage, catering to all culinary needs. From the lounge, step directly onto a sunny private balcony—perfect for morning coffee or unwinding with views across the neighbourhood. Storage will never be an issue, with excellent built-in cupboards throughout the flat.

Further advantages include the convenience and security of underground parking, an invaluable feature in such a sought-after location. Offered with vacant possession, this property is ready for

immediate occupation.

Bournemouth's vibrant lifestyle is right on the doorstep, with an array of local amenities, excellent transport links, and the stunning golden beaches just a short stroll away. Whether you seek relaxed coastal living or easy access to shops, cafes, and restaurants, this prime location delivers both.





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/WBN260304>

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

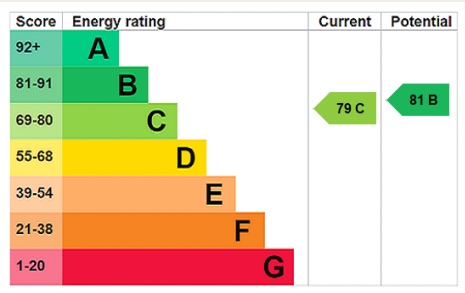
Tenure: Share of Freehold

Term: 982 years

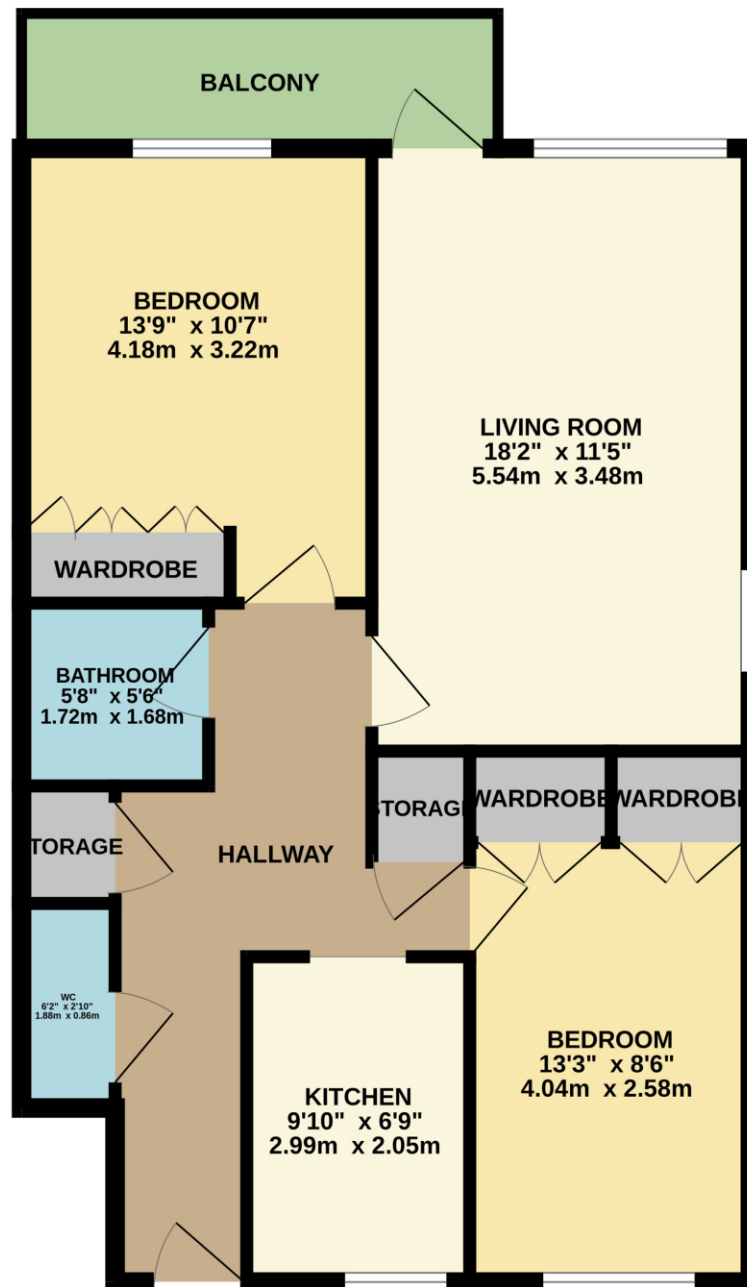
Service Charge: £3500 per annum

Council Tax Band: C

EPC rating: C



FOURTH FLOOR



TOTAL FLOOR AREA: 786sq.ft. (73.0 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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