



Marlborough Road, Dorset, BH4

£250,000 *Leasehold*



Nestled in the heart of Westbourne, this beautifully presented purpose-built apartment offers bright, contemporary living a short stroll from the vibrant coast. Set on well-kept communal grounds, the residence delivers the perfect blend of peace, style, and convenience.

KEY FEATURES

- Purpose built apartment
- Two double bedrooms
- Contemporary kitchen & bathroom
- Bright and spacious throughout
- Single garage and visitor parking
- Well-kept communal gardens



Westbourne

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DESCRIPTION

Inside, the property spans 68 sqm and impresses with its light-filled, spacious layout. Both bedrooms are generous doubles the master benefiting from a built in wardrobe, ideal for guests or flexible working from home. The modern kitchen and bathroom are finished to a high specification, providing comfort and a sense of luxury to everyday living. Throughout, the décor emphasises a clean, contemporary look that feels immediately welcoming.

Added benefits include a single garage for secure parking, further visitor spaces, and access to meticulously maintained communal gardens—ideal for enjoying sunny afternoons or al fresco moments.





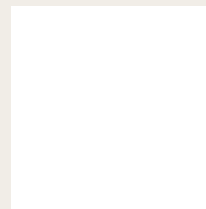
LOCATION

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

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<https://www.winkworth.co.uk/sale/property/WBN260410>

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.

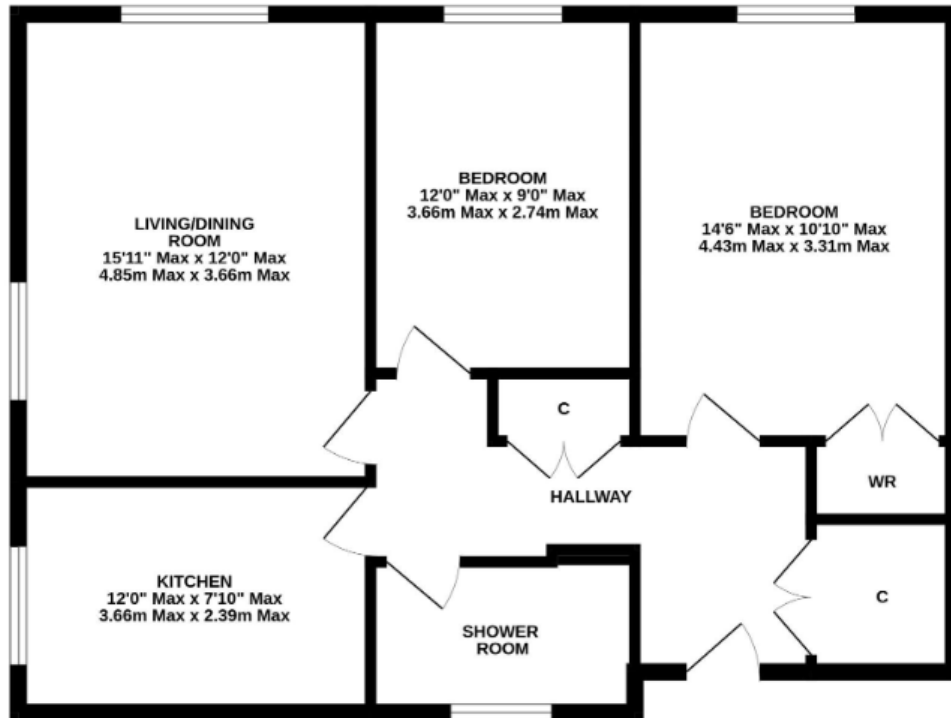
MATERIAL INFO

Tenure: Leasehold

Term: 110 year and 0 months

Council Tax Band: C

FIRST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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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