



Western Road, Dorset, BH13

£270,000 *Share of Freehold*



A bright two bedroom apartment occupying an enviable position in this popular development. Offering spacious accommodation throughout and the opportunity to modernise to your own taste.

KEY FEATURES

- Popular purpose built development
- Two bedrooms
- Large lounge diner
- Balcony with garden views
- Bathroom & separate wc
- Good storage
- Garage



Westbourne

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DESCRIPTION

Set within the highly sought-after Branksome Park area, this spacious first-floor flat offers generous accommodation in a popular purpose-built development. Featuring two well-proportioned double bedrooms, the property also boasts a large lounge diner, ideal for both relaxing and entertaining. A private balcony provides delightful views over the beautifully landscaped communal gardens, offering a tranquil spot to enjoy the outdoors.

The flat benefits from a family bathroom and a separate WC, alongside ample storage space throughout. Residents will appreciate both the convenience of a private garage and the availability of resident parking, ensuring hassle-free living. This property is offered with vacant possession, presenting an excellent opportunity for those looking to modernise and add their own style.

Perfectly situated within a level walk of the vibrant Westbourne village, you can explore a host of independent boutiques, stylish cafés, and a lively local scene. The golden sands of the nearby beach are just moments away, while excellent transport links make commuting straightforward and provide easy access to the wider area.





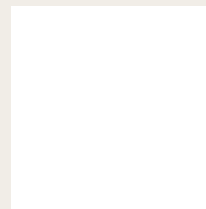
LOCATION

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



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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: 933 years

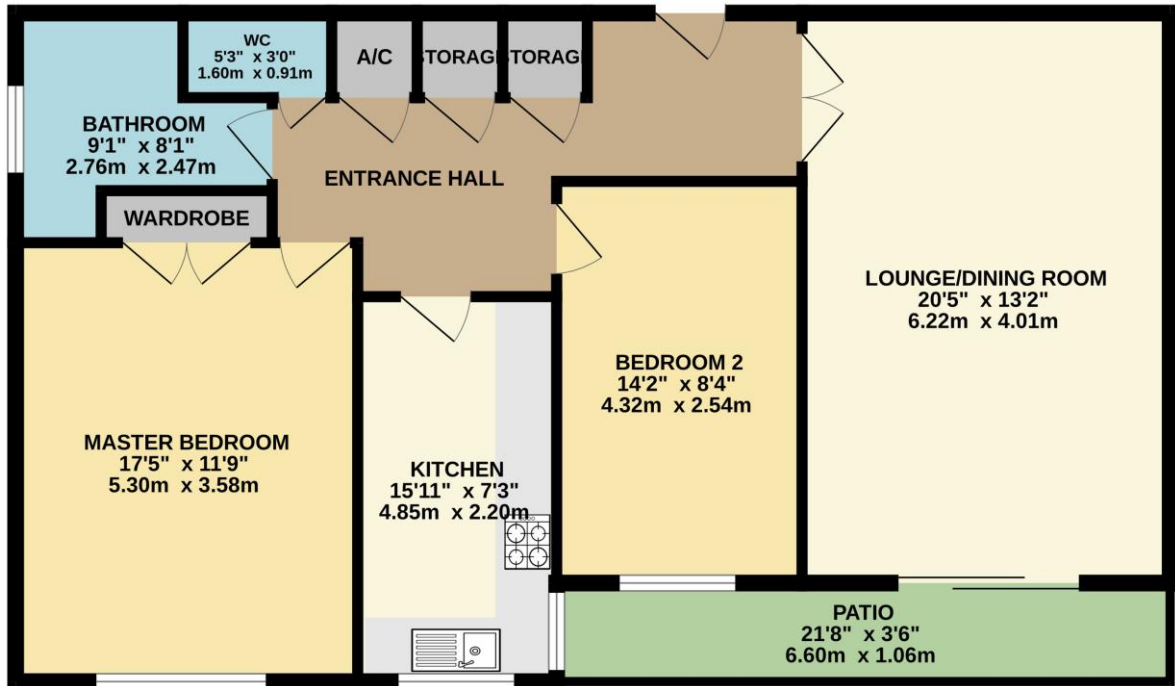
Service Charge: £3200 per annum

Council Tax Band: D

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

886 sq.ft. (82.3 sq.m.) approx.



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