



Marlborough Road, Dorset, BH4

£270,000 *Share of Freehold*



An immaculately presented two bedroom apartment which has been fully refurbished to a very high standard by the current owners. Offered with vacant possession and comprising contemporary stylish accommodation throughout.

KEY FEATURES

- First floor
- Two generous double bedrooms
- Lounge diner
- Contemporary kitchen
- Modern shower room
- South facing balcony
- Garage



Westbourne

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DESCRIPTION

A beautifully refurbished first floor flat, nestled in the heart of desirable Westbourne, is now available for sale with vacant possession. Immaculately presented to an exceptional standard, this spacious property offers a harmonious blend of modern comfort and stylish living, ideal for professionals, couples, or those seeking a welcoming coastal retreat.

Step inside to discover two generous double bedrooms, both designed to maximise space and natural light, ensuring restful nights and comfortable mornings. The bright lounge diner is perfect for relaxing or entertaining guests, seamlessly connecting to a sun-drenched south-facing balcony—an idyllic spot for your morning coffee or evening drinks with friends.

The contemporary kitchen is finished to a high specification, featuring

sleek cabinetry and quality fittings, while the modern shower room provides an elegant and practical touch to daily routines. A private garage adds further convenience, offering secure parking or valuable extra storage.

Spread across approximately 61 sqm, every inch of this refined home has been thoughtfully enhanced by the current owner, guaranteeing a move-in-ready lifestyle from day one. The location is equally impressive: just a level walk to the vibrant boutiques, independent cafés, and excellent amenities of Westbourne village, with the beautiful beach also close by for leisurely strolls or relaxing days by the sea. Residents will also benefit from proximity to good transport links, making commuting and exploring the surrounding area effortless.

This outstanding flat perfectly combines contemporary living with a sought-after location.





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 postcode on www.checker.ofcom.org.uk

MATERIAL INFO

Tenure: Share of Freehold

Term: 981 year and 10 months

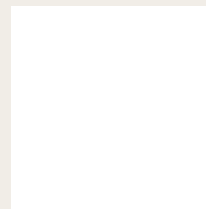
Service Charge: £1700 per annum

Ground Rent: £ 0 Annually

Council Tax Band: C

EPC rating: C

For more information, scan the QR code or visit the link below

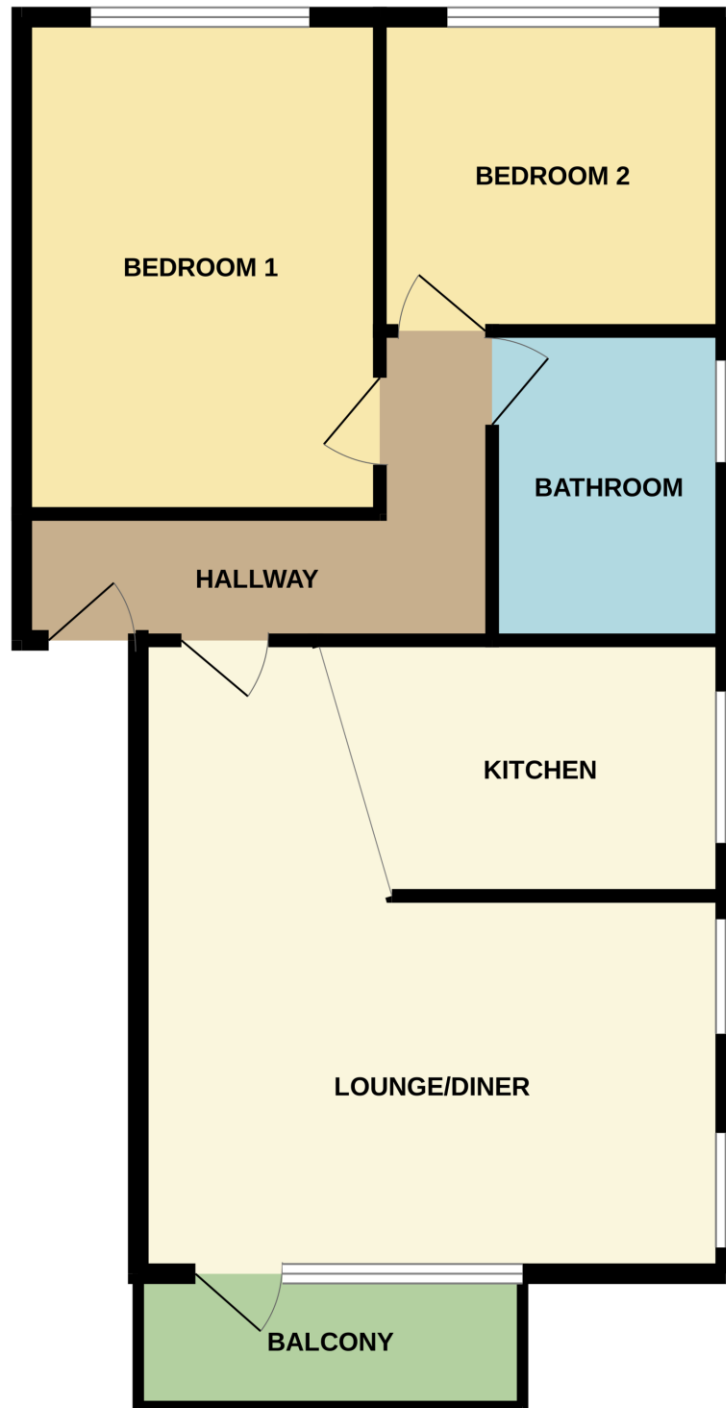


<https://www.winkworth.co.uk/sale/property/WBN260100>

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.

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

FIRST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



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