



Farleigh, Bournemouth, Dorset, BH4

£225,000 *Share of Freehold*



An incredibly bright and spacious two bedroom top floor apartment. Enviably positioned adjoining the Bournemouth Gardens whilst also being close to Westbourne and good transport links.

KEY FEATURES

- Top floor
- Two double bedrooms
- Large lounge
- Modern kitchen
- Bathroom & separate wc
- Good storage
- South facing balcony



Westbourne

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DESCRIPTION

Set on the very top floor, this delightful two-bedroom flat offers spacious and comfortable living in one of Bournemouth's most sought-after locations. Both bedrooms are generously sized doubles, making it ideal for sharers, couples, or those seeking a versatile guest or office space. The large lounge is bright and inviting, perfect for relaxing or entertaining, and opens onto a south-facing balcony – an ideal spot to enjoy morning coffee or evening sunsets.

The property boasts a modern kitchen, well-equipped for keen cooks, and comes with a separate bathroom and WC for added convenience. There is excellent built-in storage throughout, helping keep your living space neat and organised.

Underground parking ensures your vehicle is secure and protected, while the building itself provides peace and privacy from its lofty

position. One of the standout features of this flat is its enviable setting backing onto the picturesque Bournemouth Gardens, providing beautiful green views and walks right on your doorstep.

Enjoy a short stroll to vibrant Westbourne, where you'll find coffee shops, independent boutiques, restaurants, and all your daily essentials. Excellent transport links put Bournemouth town centre, the beach, and further afield within easy reach, making this location as practical as it is desirable.

This superbly maintained flat combines comfort, convenience, and exceptional surroundings.





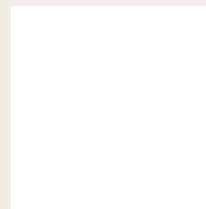
LOCATION

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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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: 173 years

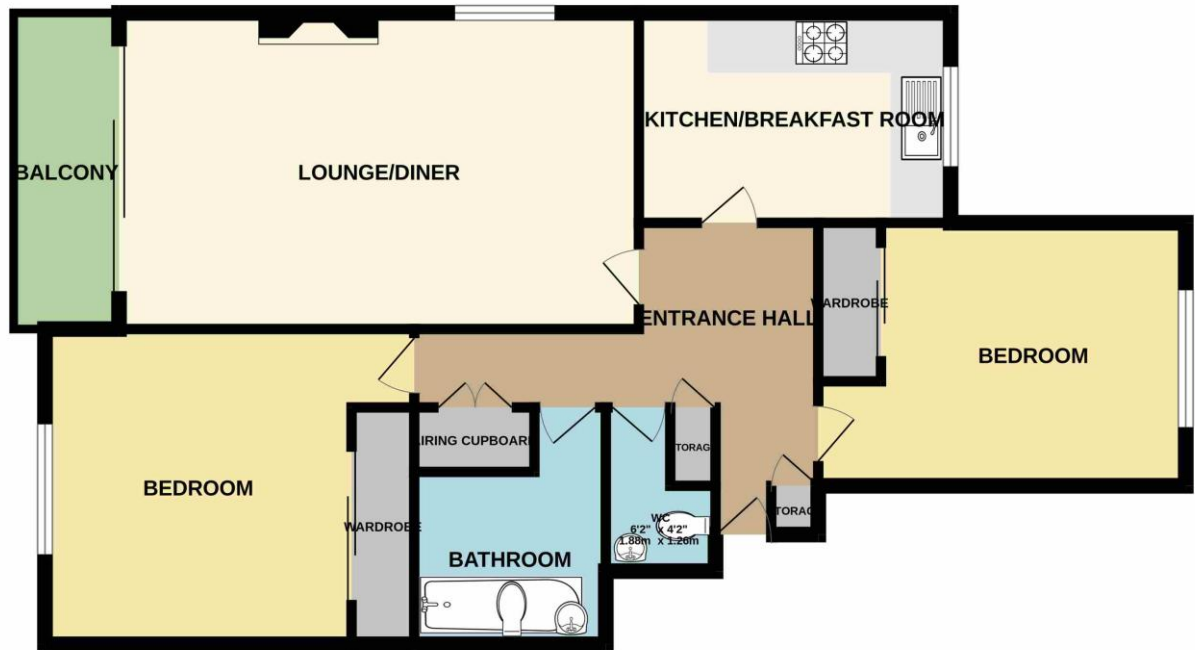
Service Charge: £2300 per annum

Council Tax Band: C

EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		

805 sq.ft. (74.8 sq.m.) approx.



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