



The Avenue, Dorset, BH13

£325,000 *Share of Freehold*



A bright and spacious first floor apartment surrounded by gardens, and situated in an enviable position just a short level walk away from the popular shops, bars and restaurants in Westbourne. The property is in good order throughout and offers versatile accommodation with a sunny aspect to the principal rooms.

KEY FEATURES

- Purpose built
- Second floor
- Three bedrooms
- Large lounge
- Kitchen breakfast room
- Contemporary bathroom
- Spacious balcony



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

Situated in the prestigious area of Branksome Park, this purpose-built, three bedroom second floor flat offers versatile accommodation close to Westbourne.

The property boasts three spacious double bedrooms (one currently arranged as a dining room), a large sunny lounge, a kitchen breakfast room, a modern bathroom with a suite comprising WC, wash hand basin, cubicle shower and a bath. There is also a separate WC.

Step outside onto the spacious balcony, which overlooks the landscaped, and immaculately maintained, communal gardens.

Parking is convenient, with both a private garage and off-street resident parking available.





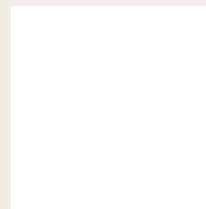
LOCATION

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/WBN260096>

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: 937 year and 7 months

Service Charge: £2575 per annum

Council Tax Band: D

EPC rating: C

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

1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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