



Christchurch Road, Dorset, BH1

£190,000 *Share of Freehold*

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An incredibly spacious two bedroom ground floor apartment situated within a mansion style development close to the cliff top and beach in Bournemouth.

KEY FEATURES

- Ground floor
- Two double bedrooms
- Large lounge
- Dining hall
- Modern fitted kitchen
- Bathroom with separate wc
- Resident parking



Westbourne

01202 767633 | westbourne@winkworth.co.uk

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DESCRIPTION

Presenting a wonderfully spacious ground floor flat for sale in the heart of Bournemouth, set within easy reach of sandy beaches, excellent transport links, and the vibrant town centre.

This bright and airy property features two generously sized double bedrooms, offering ample accommodation for couples, families, or anyone seeking extra space. A large lounge provides the perfect spot for relaxing or entertaining, complemented by a separate dining hall ideal for family meals or hosting guests. The modern fitted kitchen offers plenty of storage and contemporary appliances, while the bathroom, complete with a separate WC, ensures comfort and convenience for all residents.

Set in a well-maintained building with limited resident parking available, this flat benefits from fantastic natural light throughout. The

desirable location means residents are only a short, level walk from the many attractions of Bournemouth, including its renowned beach, lively shopping streets, and a great selection of cafes and restaurants. For commuters, both Bournemouth train station and key bus routes are easily accessible, making travel around the area or further afield a breeze.

This charming property, presented in good condition, is ideal for those seeking stylish, spacious living in a sought-after coastal 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

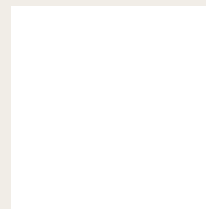
Term: 931 years

Service Charge: £2386 per annum

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/WBN260191>

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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area 84.0 m² (904 sq.ft.) approx

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