



Norwich Avenue West, Dorset, BH2

£160,000 *Leasehold*

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A very well presented two bedroom lower ground floor apartment situated conveniently between Westbourne village and Bournemouth Town Centre. The property includes character features as well as modern fittings whilst enjoying bright accommodation and allocated off road parking. Vendors suited

KEY FEATURES

- Two Double Bedrooms
- Lower Ground Floor
- Spacious Lounge Diner
- Contemporary kitchen and bathroom
- Allocated off road parking
- No chain



Westbourne

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DESCRIPTION

The property is accessed via a secure communal entrance which leads through to the apartment itself. The entrance hallway includes doors to principal rooms.

The lounge diner is a spacious room with ample space for a dining table and chairs. In addition there is two large windows which allow plenty of natural light into the room. The modern kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size bedrooms both with ample space for wardrobes and drawers as required. The main family bathroom is part tiled and comprises a bath/shower, WC and wash hand basin.





LOCATION

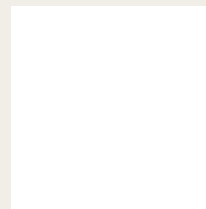
Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, 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

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



<https://www.winkworth.co.uk/sale/property/WBN250583>

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: Leasehold

Term: 167 years

Service Charge: £2600 per annum

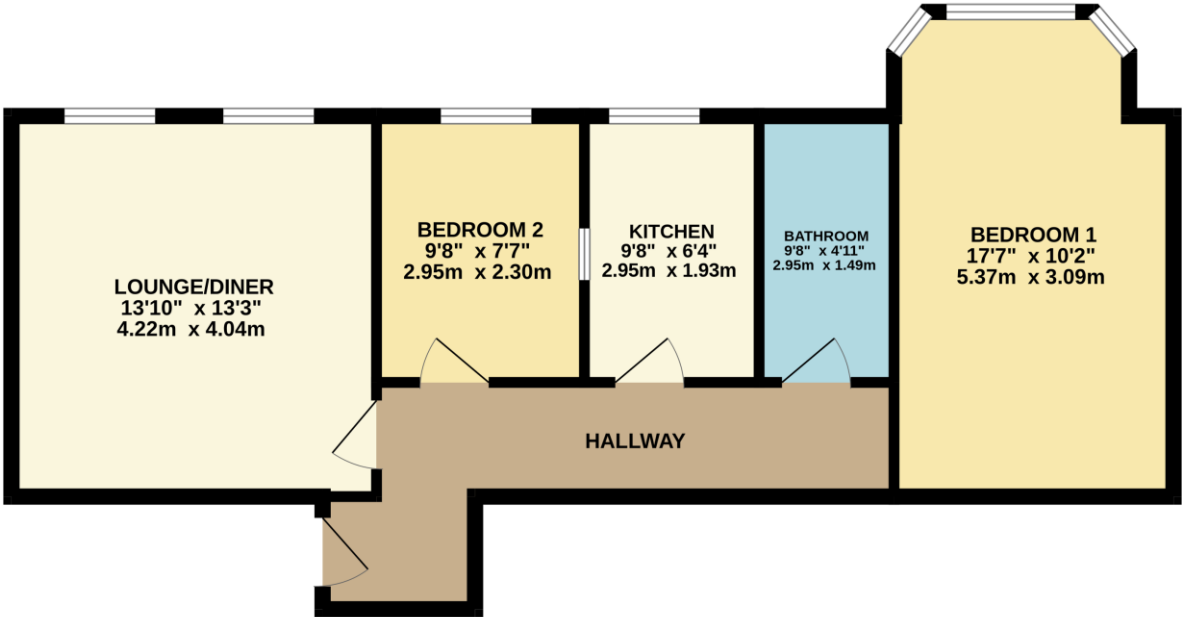
Ground Rent: £ 0 Annually

Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 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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