



Surrey Road, Dorset, BH12

£195,000 *Leasehold*



Nestled in the sought-after area of Branksome, near the tranquil Coy Pond, this exceptionally bright and spacious ground floor apartment offers contemporary living in a prime Dorset location.

KEY FEATURES

- Ground floor
- Sunny patio
- Two double bedrooms with fitted storage
- Sold with vacant possession
- Bright and spacious accommodation
- Single garage



Westbourne

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DESCRIPTION

Nestled in the sought-after area of Branksome, near the tranquil Coy Pond, this exceptionally bright and spacious ground floor apartment offers contemporary living in a prime Dorset location. Boasting 74 square metres of well-proportioned accommodation, the property features two generous double bedrooms, each fitted with ample storage, providing a comfortable and organised living environment.

The apartment is beautifully presented throughout, with a modern, clean finish in every room. The spacious lounge benefits from an abundance of natural light, seamlessly flowing out onto a sunny private patio—perfect for relaxing or entertaining guests. The fitted kitchen is well-equipped for home chefs and sits adjacent to a part-tiled bathroom designed for convenience.

Enjoy the added advantage of vacant possession, ensuring a smooth

transition for new owners. The property further benefits from an allocated garage, enabling secure parking or valuable additional storage.





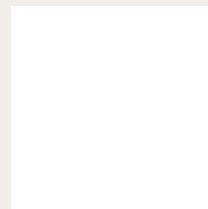
LOCATION

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/WBN260170>

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

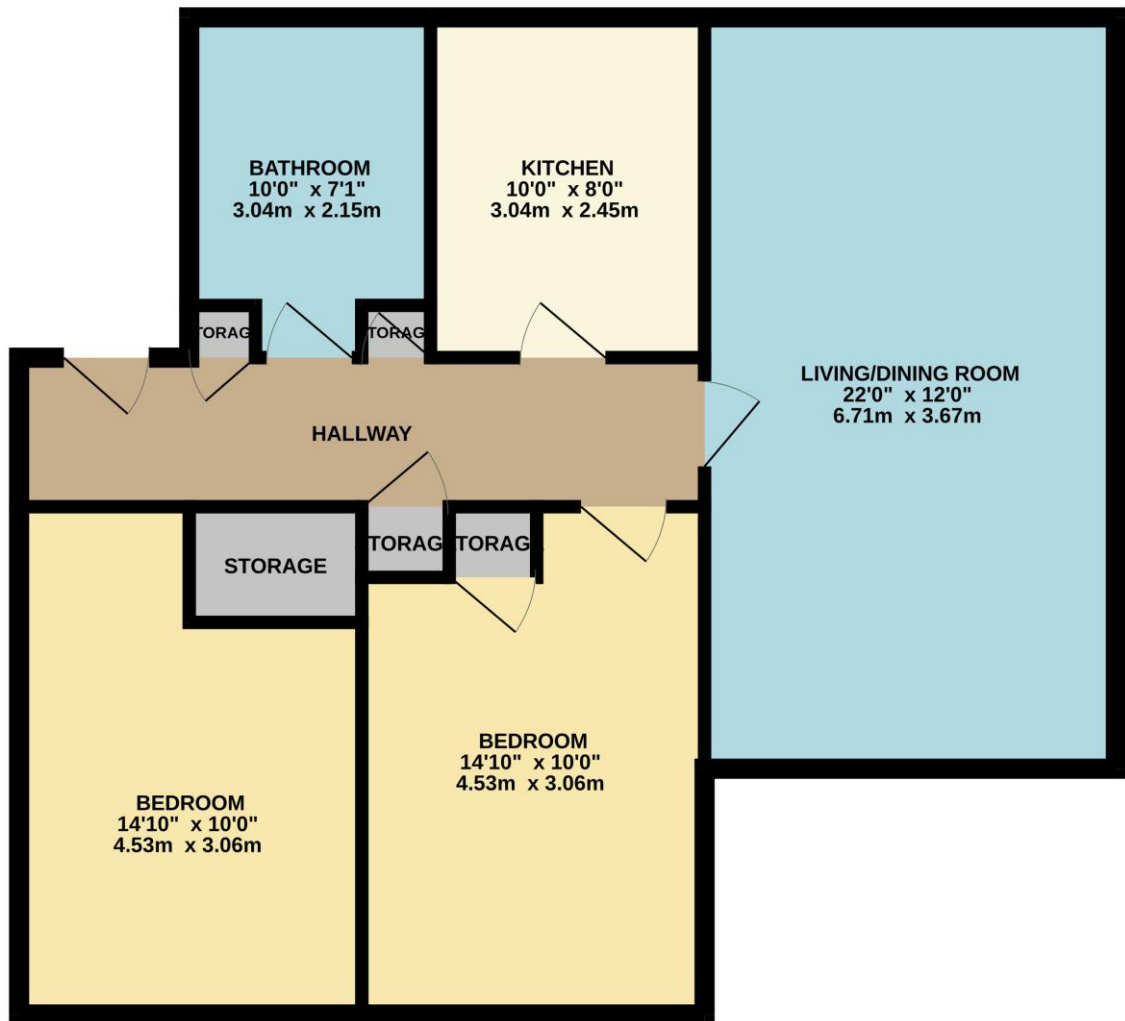
Tenure: Leasehold

Term: 189 years from March 2011

Service Charge: £1586 per annum

Council Tax Band: C

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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