



Tower Road, Dorset, BH13

£425,000 *Share of Freehold*



A bright, spacious and well presented ground floor apartment set within this small gated development. Situated in an enviable position close to the beach at Branksome Chine whilst also being near to good transport links and the shops in Westbourne.

KEY FEATURES

- Gated development
- Ground floor
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Modern kitchen
- Private patio



Westbourne

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DESCRIPTION

Nestled within an exclusive gated development in the highly sought-after area of Branksome Chine, this outstanding ground floor flat blends contemporary luxury with superb practicality. Presented in excellent condition throughout, the property offers two generously proportioned double bedrooms and two stylish, modern bathrooms, making it an ideal home for professionals, couples, or small families seeking comfort and space.

The heart of the flat is a spacious lounge diner, perfectly designed for both relaxation and entertaining. Bathed in natural light from large windows, this open living area flows seamlessly into a sleek, modern kitchen—fully fitted with up-to-date appliances and tasteful finishes. Step outside to discover your own private patio, providing a delightful spot for morning coffee or alfresco dining.

Underfloor heating ensures a cosy ambience year-round, while a private garage adds significant value, offering secure parking or additional storage space.

This property's location is second to none, with excellent transport links nearby for effortless commuting. The golden sands of the beach are just a stone's throw away, perfect for leisurely weekend strolls or invigorating swims. Westbourne, a vibrant local hub renowned for its eclectic mix of shops, cafés, and restaurants, lies conveniently close, further enhancing the appeal of this desirable address.





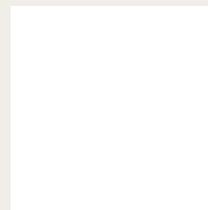
LOCATION

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



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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: 977 year

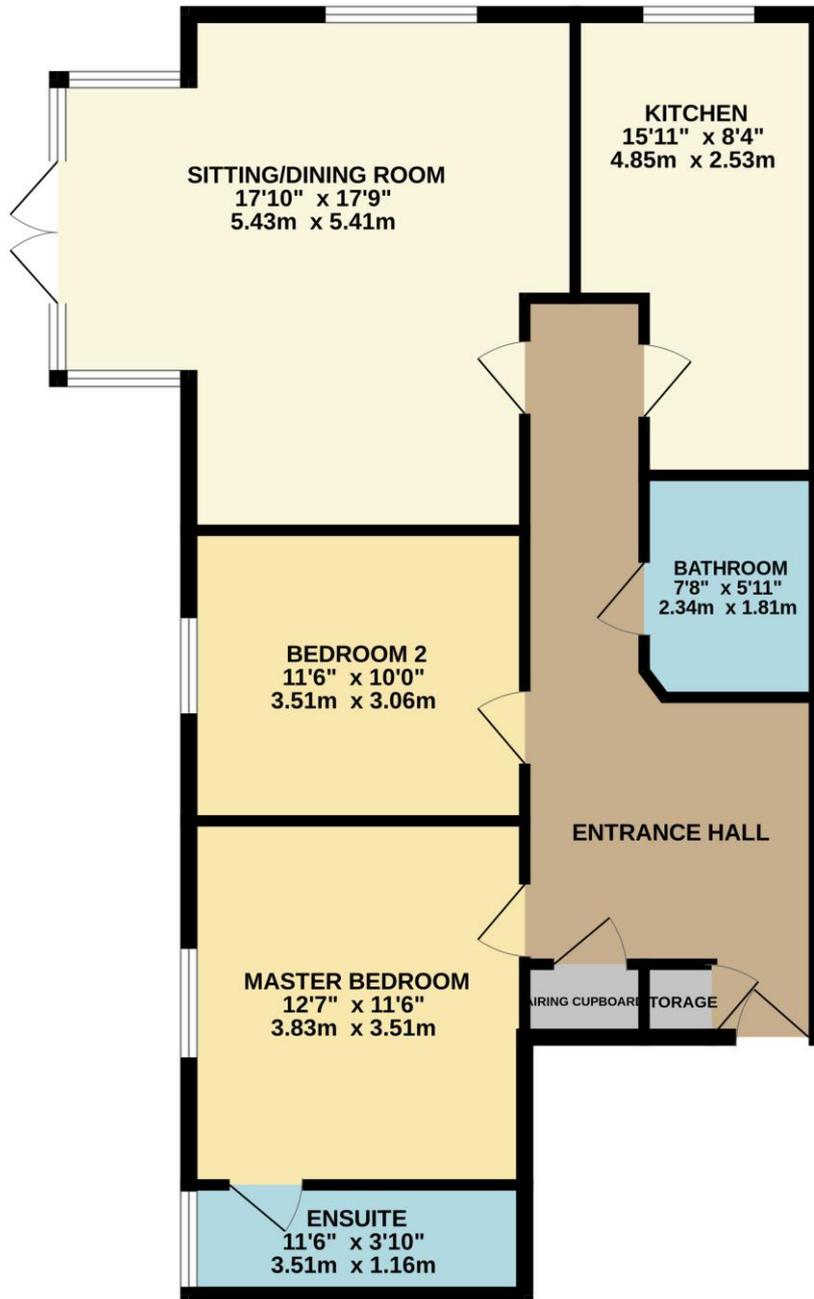
Service Charge: £2650 per annum

Council Tax Band: E

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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