



## SEAMOOR ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

### £169,950 LEASEHOLD

This spacious second floor apartment is situated in the heart of Westbourne Village being just a stone's throw from the superb range of shops, bars, restaurants and coffee shops. The property benefits from two double bedrooms, a southerly aspect open plan lounge kitchen and is well presented throughout. The award winning sandy beaches are also within walking distance making this an ideal first time buy, a buy-to-let investment or a second home.

Two double bedrooms | Second floor | Located in heart of Westbourne | High ceilings | South facing lounge | Open plan lounge kitchen | Modern kitchen | Separate storage cupboard | New carpets to be fitted

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Westbourne village offers a variety of independent shops, popular restaurants and coffee houses, as well as known high street names such as Marks & Spencer and Boots. Close to the Sea, enjoy a short scenic walk through the delightful Alum Chine to renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole, with the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. Well supported by public transport. Good local & regional bus service and National Express coach stop direct to Central London within 3hrs. Nearby railway station within walking distance at Branksome, with direct trains to Central London in just 2hrs. The Bournemouth area also boasts a superb shopping area.



## DESCRIPTION

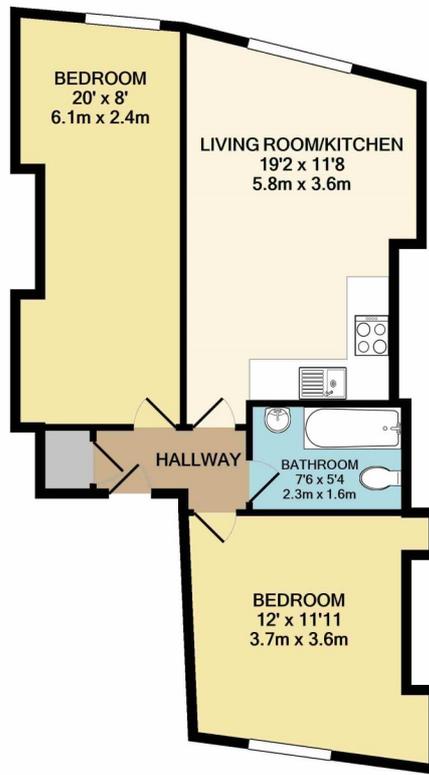
The property is accessed via a well maintained communal entrance hallway where stairs lead to the second floor landing where the apartment can be found. There is also a separate storage cupboard for this apartment's use accessed from the communal hallway and a bike storage area on the ground floor.

The entrance hallway has a storage cupboard which houses the heating system and electric trip switches and provides access to all principal rooms.

The lounge is open plan to the kitchen and has space to accommodate a dining table and chairs as well as a sofa suite and is an incredibly bright room with a large southerly aspect window. The kitchen area is fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining contrasting work surfaces areas, a built in electric oven with a four ring electric hob over, space and plumbing for a washing machine and space for a tall fridge freezer.

The master bedroom is a large double room with space for wardrobes and a king-size bed if required and has a rear aspect window. The second bedroom is another double room with a large southerly aspect double glazed window and again, has space for wardrobes if required. The bathroom is fitted with a modern white suite comprising a panel enclosed bath with shower attachment and a glazed shower screen, a low-level WC, a wall mounted wash hand basin and has tiled walls.

The property is situated in the centre of Westbourne and as such, the shops, bars, restaurants and coffee shops are just a stone's throw away and the award-winning sandy beaches are within walking distance.



TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: B**

**TENURE:** Leasehold – 989 years remaining

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £500 per annum

## AT A GLANCE

- Two double bedrooms
- Second floor
- Located in heart of Westbourne
- High ceilings
- South facing lounge
- Open plan lounge kitchen
- Modern kitchen
- Separate storage cupboard
- New carpets to be fitted

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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