



Branksome Wood Road, Dorset, BH2

£235,000 *Share of Freehold*

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An extremely bright two double bedroom ground floor apartment conveniently located a short distance from Bournemouth town centre and Westbourne village. The property benefits from a private patio, spacious accommodation throughout, fitted wardrobes and an allocated secure underground parking space as well as ample visitor parking on a first come first serve basis. *Sold With Vacant Possession*

KEY FEATURES

- Purpose Built
- Two Bedroom Apartment
- Spacious Lounge/Diner
- Private Patio
- Modern Kitchen
- Situated Close To Bournemouth Gardens
- Allocated Underground Parking



Westbourne

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DESCRIPTION

Nestled in the heart of Bournemouth, this immaculate ground floor apartment offers the perfect blend of contemporary style and coastal living. Recently refurbished to an exceptional standard, the property boasts modern fittings throughout and provides both comfort and convenience in abundance.

Featuring two spacious double bedrooms, each with integrated wardrobes, this apartment is ideal for professionals, couples, or those seeking a stylish second home by the sea. The two pristine bathrooms ensure privacy and ease, while the bright, open-plan living area leads directly onto a private patio—a rare find in such a sought-after location. Enjoy seamless indoor-outdoor living, perfect for alfresco dining or simply unwinding after a day at the beach.

Set within a contemporary building, residents benefit from secure

underground parking with an allocated space, as well as private building access that leads directly into Bournemouth's beautiful gardens. This tranquil setting offers a peaceful retreat, yet the vibrant hubs of Westbourne and Bournemouth are just a short stroll away. Westbourne, with its elegant Victorian charm, boutique shops, cosy cafés, and independent eateries, provides the perfect blend of style and community.





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 Southwest train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network

MATERIAL INFO

Tenure: Share of Freehold

Term: 106 year and 0 months

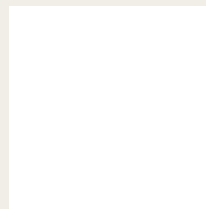
Service Charge: £2700 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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

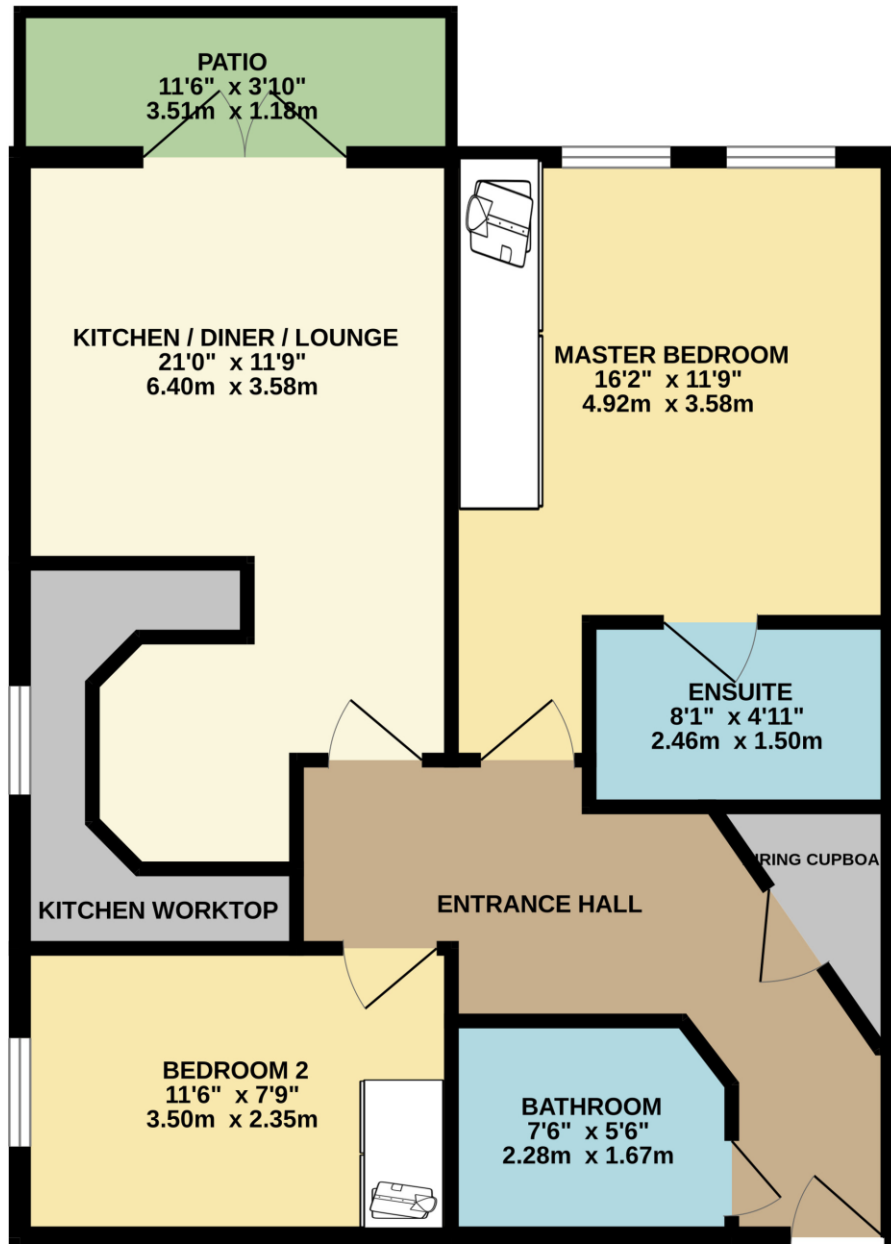


<https://www.winkworth.co.uk/sale/property/WBN250591>

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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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