



HAMPTON LODGE, POOLE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£275,000 LEASEHOLD

An immaculately presented two double bedroom ground floor apartment set within a modern development in an enviable location. Westbourne and Bournemouth are a short level walk away whilst also nearby is the award winning beach and good transport links.

Modern purpose built development | Ground floor | Two double bedrooms | Two contemporary bathrooms | Modern kitchen diner | Spacious lounge | Private balcony | Allocated parking | Level walk to Westbourne

Westbourne | 01202 767633 |

Winkworth

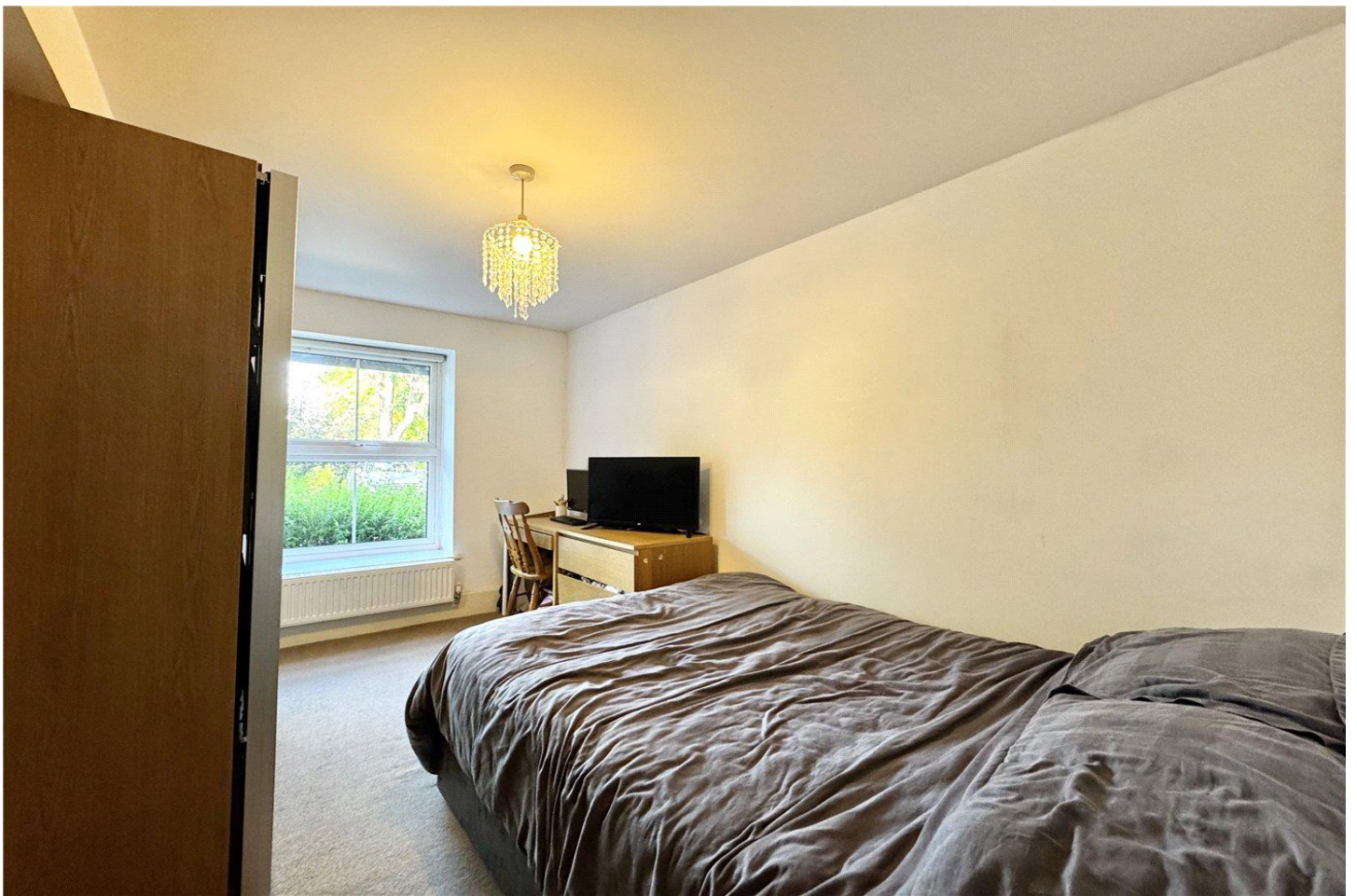


LOCATION

Bournemouth has 7 miles of sandy beaches. The town centre, which can be accessed through well maintained public Bournemouth Gardens (20 minute walk via back gate), has a pedestrianised high street with a good mix of shops, a theatre and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Nearer to the property (5 minute walk) is popular Westbourne village which offers a variety of independent shops, restaurants and coffee houses together with well known high street names such as Marks & Spencer food hall. Alum Chine is 25 minutes' walk through the lovely wooded valley to a Blue Flag sandy beach, play park and café. Sandbanks Ferry is a short drive and connects to National Trust's beautifully protected Isle of Purbeck with sandy beaches, nature reserves, Corfe Castle, Swanage and Brownsea Island.

Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are main line train routes from either Poole, Bournemouth or Branksome (a short walk away) railway stations which connect to the Weymouth to London Waterloo South West train service.



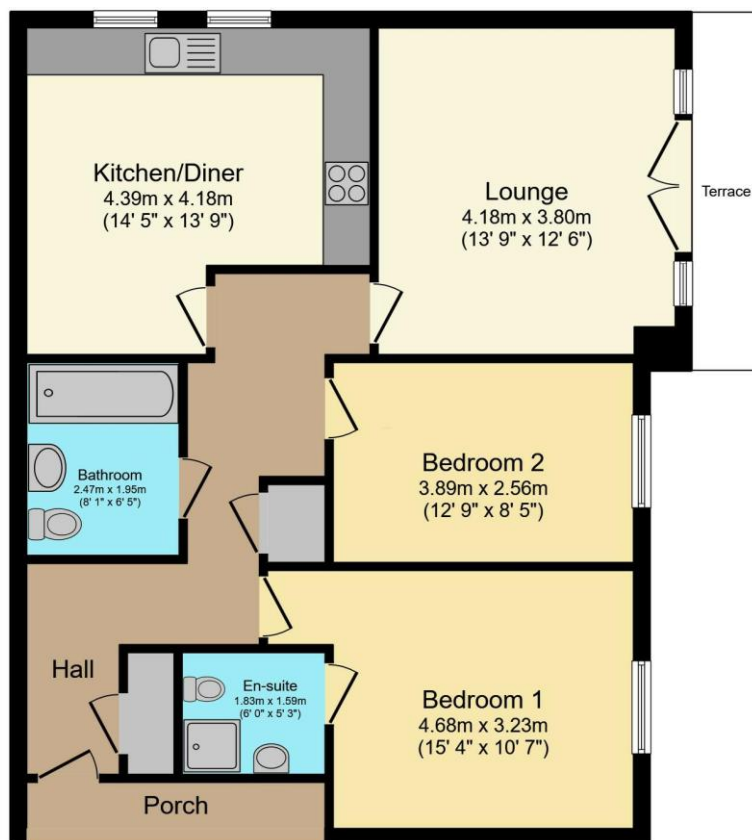
DESCRIPTION

Located in the sought-after area of Westbourne, this modern purpose-built ground floor flat is perfect for those looking for both comfort and convenience.

Boasting two double bedrooms and two contemporary bathrooms, this property offers spacious living accommodation. The modern kitchen diner and inviting lounge provide the perfect spaces for entertaining guests.

There is a private balcony which is perfect for outside dining. An allocated parking bay is conveyed with the apartment.

Situated just a short walk to the beach, the vibrant coastal town of Westbourne offers a plethora of shops, cafes, and restaurants for you to explore. With good transport links close by, commuting to work or venturing out to nearby attractions is a breeze.



Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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: D

TENURE: Leasehold 112 Years

LOCAL AUTHORITY: BCP

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Modern purpose-built development
- Ground floor
- Two double bedrooms
- Two contemporary bathrooms
- Modern kitchen diner
- Spacious lounge
- Private balcony
- Allocated parking
- Level walk to Westbourne

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