



Western Road, Dorset, BH13

£220,000 *Share of Freehold*

A spacious two bedroom apartment which is situated in a superb position just a short level walk to Westbourne whilst also being close to the beach and good travel connections. Offered with vacant possession.

2 1 1

#### KEY FEATURES

- Purpose built
- Second floor
- Two double bedrooms
- Bathroom & separate wc
- Fitted kitchen
- Balcony
- Garage



Westbourne

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## DESCRIPTION

Located in the highly sought-after Branksome Park, this well-presented second floor flat offers an exceptional opportunity for buyers seeking a spacious and purpose-built home in a prime coastal location. Boasting approximately 62 sqm of living space, the property comprises two generous double bedrooms, a well-appointed bathroom with a separate WC, and a bright, fitted kitchen that provides both practicality and ample storage.

The inviting lounge opens onto a private balcony, perfect for enjoying morning coffee or evening relaxation. Additional features include a secure garage, ensuring convenient and safe parking or extra storage, all complemented by the peace of mind that comes with vacant possession.

Ideally situated, this flat is just a level walk to the vibrant centre of

Westbourne, renowned for its independent shops, cafés, and restaurants. The award-winning beaches of Branksome and Alum Chine are close by, offering the perfect escape for leisurely strolls along the coast or days spent by the sea. Excellent transport links in the area make commuting and exploring further afield both easy and convenient.

Enjoy comfortable modern living in a fantastic location with the added bonus of your own outdoor space and garage.





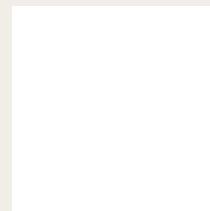
## LOCATION

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:** 939 year and 0 months

**Service Charge:** £2832 per annum

**Ground Rent:** £ 5 Annually)

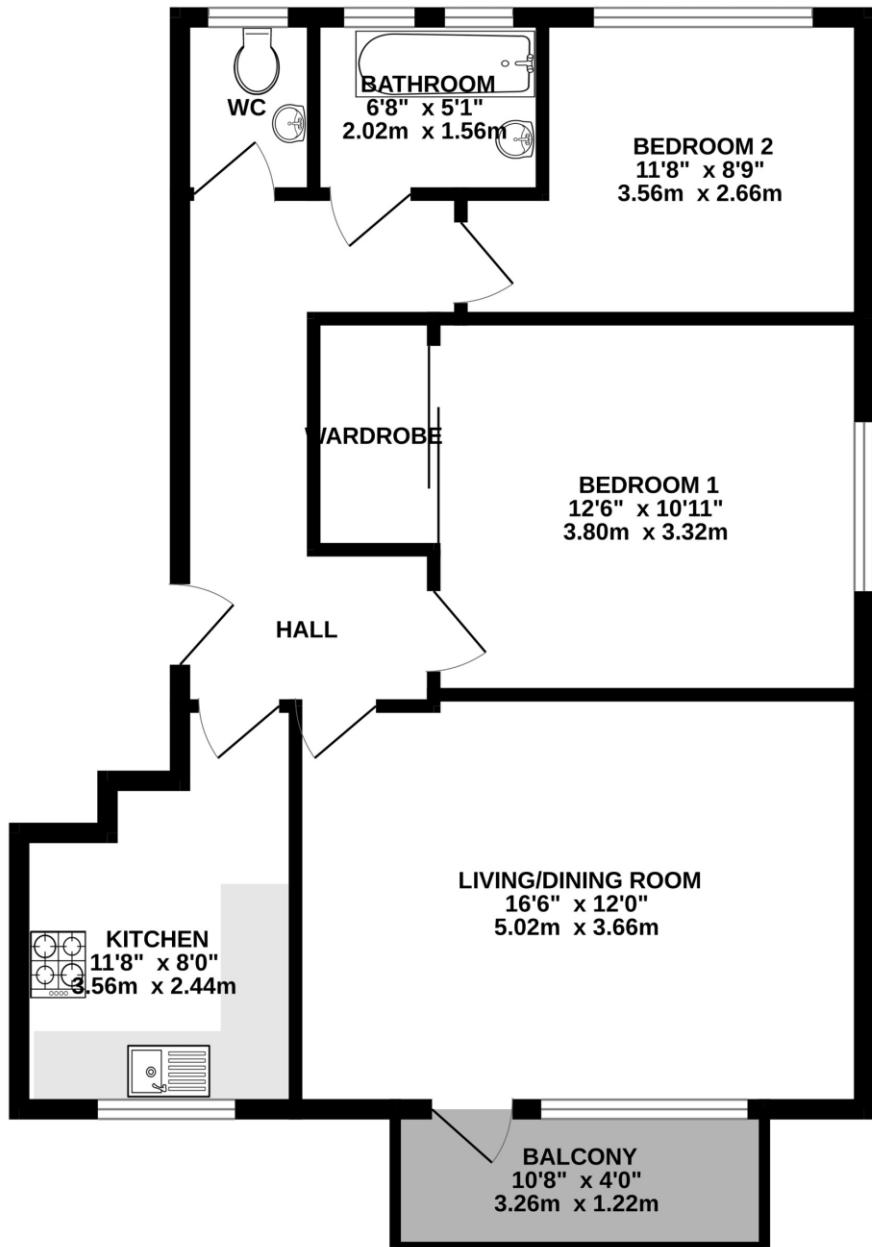
**Council Tax Band:** C

**EPC rating:** C

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

71 C      76 C

667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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