



Surrey Road, Dorset, BH2

£190,000 Share of Freehold

A bright and spacious two bedroom apartment situated just a short stroll from the centre of Bournemouth. The property presents well throughout with contemporary accommodation throughout.

2 1 1

KEY FEATURES

- Top Floor Apartment
- Two Double Bedrooms
- Lounge/Diner
- Close to Bournemouth Gardens
- Off Road Parking



Westbourne

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DESCRIPTION

Nestled in the heart of Bournemouth, this well-presented character conversion apartment offers a perfect blend of modern comfort and timeless charm. Boasting two spacious bedrooms and an inviting contemporary bathroom, the property spans an impressive 51.7sqm, maximising space and natural light throughout for relaxed, easy living.

Upon entering, you'll immediately notice the thoughtful design and meticulous attention to detail. Each bedroom provides ample room for rest and relaxation, while the sleek and stylish bathroom features contemporary fixtures, ensuring every comfort is catered for. The character conversion preserves unique period features, infusing the home with an abundance of personality seldom found in newer builds.

Allocated parking provides added convenience and peace of mind – a rare find for apartment living in this sought-after location.





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.

MATERIAL INFO

Tenure: Share of Freehold

Term: 971 year and 0 months

Service Charge: £1990 per annum

Council Tax Band: B

EPC rating: D

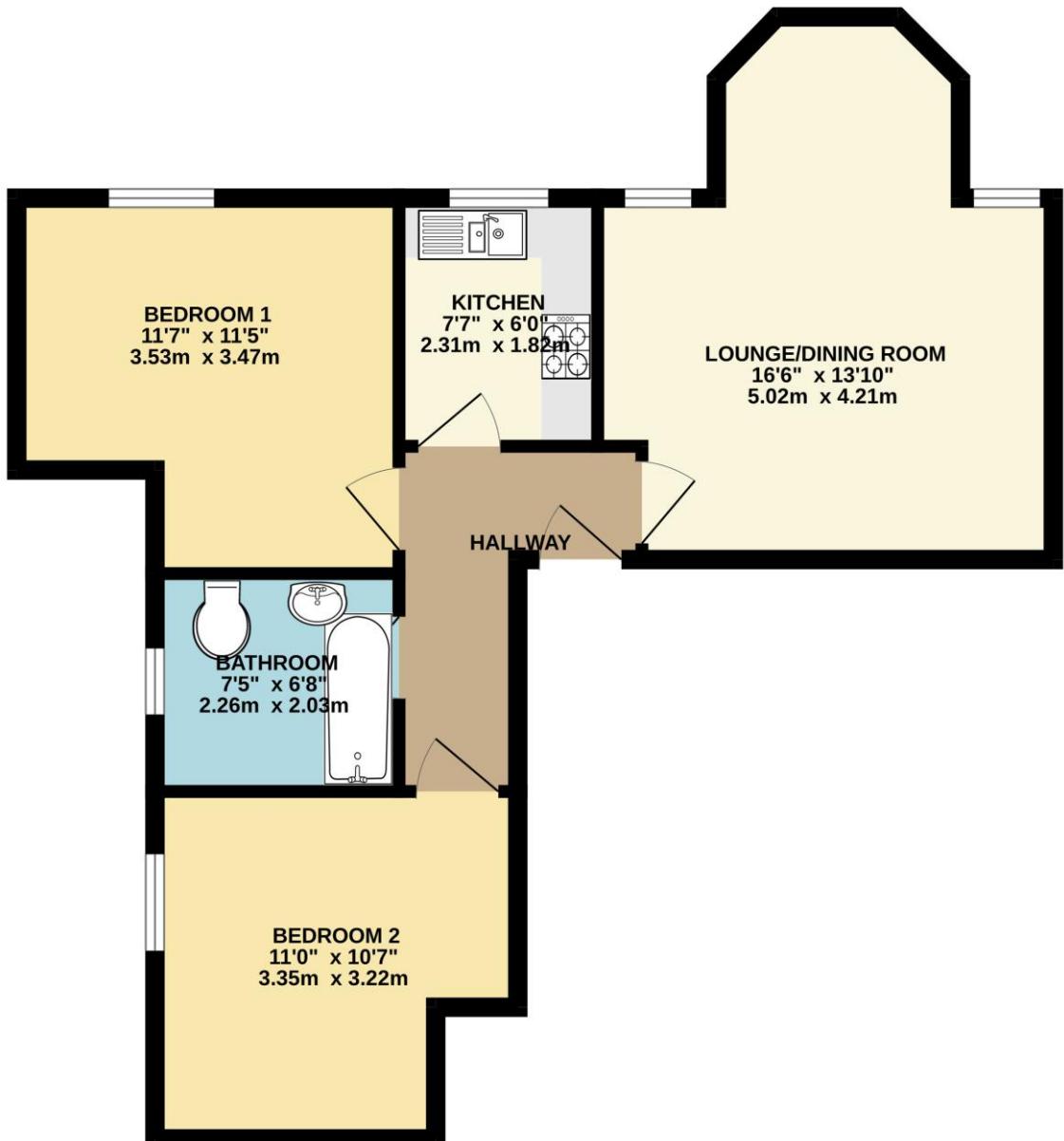
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SECOND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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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