



## HOMEWEST HOUSE, 35 POOLE ROAD, BOURNEMOUTH, BH4

### **£119,950 LEASEHOLD**

A well presented one double bedroom apartment set within this well managed and conveniently situated retirement apartment. The coffee shops, bars and restaurants in Westbourne are just a short level walk away alongside good travel connections and the beach. The property is offered with vacant possession and is available to view immediately,

Retirement apartment | First floor | One double bedroom | Fitted kitchen  
| Modern bathroom | Friendly house manager | Beautiful communal  
gardens | Resident parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



## DESCRIPTION

The property is situated on the first floor, which is accessed via a secure, communal entrance with well presented communal hallways where a lift or stairs lead to all floors.

A private front door leads into the entrance hall, which houses a large storage cupboard and doors to principal rooms.

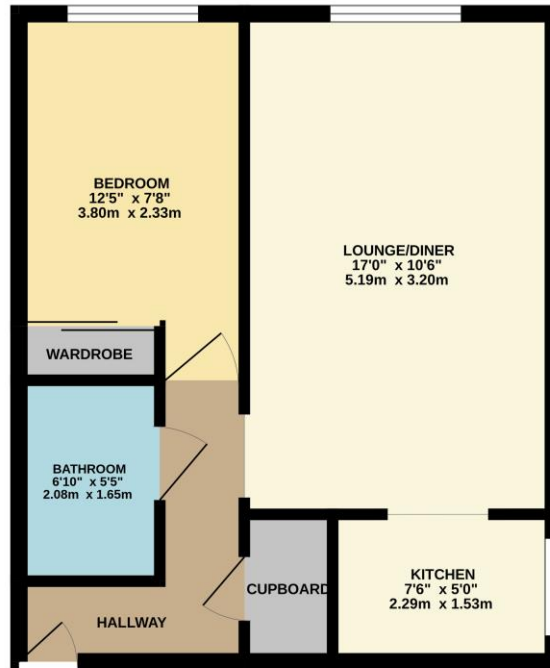
There is a large lounge which enjoys front aspect views, and there is plenty of space for a dining table. The kitchen is accessed via the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There is a double bedroom with a fitted wardrobe and ample space for further freestanding furniture. The bathroom comprises of a modern suite to include WC, wash hand, basin and walk-in double shower.

There is ample resident parking to the front of the building.

Homewest house has many on-site benefits to include the laundry room with the top of the range washing machines and tumble dryers for everyone to use, residents lounge, guest suite for overnight visitors and a full-time house manager who is there for everyone's well-being.

FIRST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA - 400 sq.ft. (37.2 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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*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*

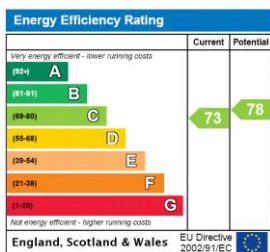
**COUNCIL TAX BAND:** B

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Retirement apartment
- First floor
- One double bedroom
- Fitted kitchen
- Modern bathroom
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