



## GUILDFORD COURT, SURREY ROAD, BOURNEMOUTH, BH4

### **£180,000 LEASEHOLD**

A bright and spacious one bedroom apartment situated just 0.4 miles from the centre of Westbourne. The property presents brilliantly with modern contemporary accommodation throughout. Backing directly onto and having direct access into the Bournemouth Gardens which run from Coy Pond to the town centre.

Third floor with lift | One double bedroom | Lounge diner | Modern kitchen & bathroom | Good storage throughout | All windows face south | 0.4 miles to Westbourne

Westbourne | 01202 767633 |

**Winkworth**





## 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 postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



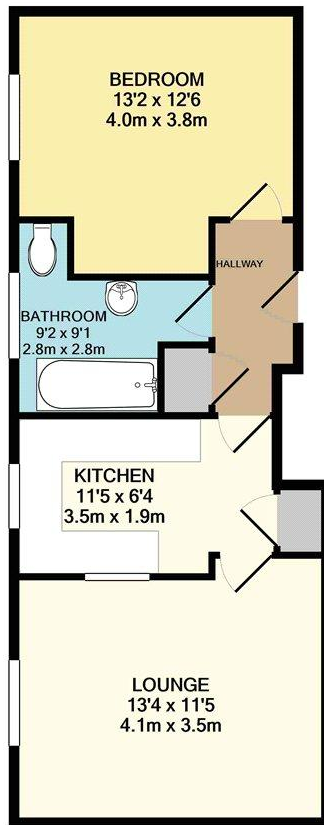


## DESCRIPTION

The property is situated on the third floor which can be accessed via the stairs or lift and to the private entrance to the apartment itself. The hallway includes a useful storage cupboard as well as doors to principal rooms.

The lounge is a bright room and overlooks the front aspect of the development with space for a table and chairs as required. The beautifully fitted kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances. There is an opening between the kitchen and lounge.

The bedroom is a generous double room with a large wardrobe and drawers whilst enjoying leafy views again over the front aspect. The modern bathroom comprises bath/shower, WC and wash hand basin.



TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** A

**TENURE:** Leasehold 139 years remain

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Third floor with lift
- One double bedroom
- Lounge diner
- Modern kitchen & bathroom
- Good storage throughout
- All windows face south
- 0.4 miles to Westbourne

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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