



The Avenue, Dorset, BH13

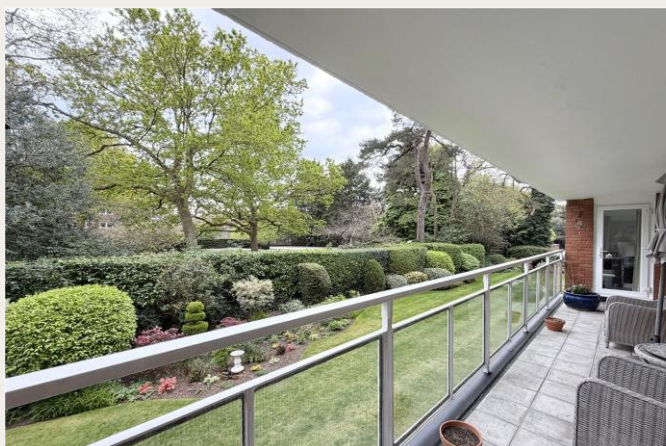
£375,000 *Share of Freehold*

2  2  2 

An incredibly bright and spacious apartment set on the popular tree lined Avenue in Branksome Park. The shops and restaurants in Westbourne are a very short level walk away and the property is offered with vacant possession.

KEY FEATURES

- First floor with lift
- Two double bedrooms
- Two reception rooms
- Two modern bathrooms
- Good storage
- Large sunny balcony
- Garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Nestled in the sought-after neighbourhood of Branksome Park, this spacious first floor flat offers a superb blend of comfort, convenience, and coastal living. Accessed via a lift, the property spans an impressive 1,096 square feet and boasts two generously sized double bedrooms, each complemented by excellent storage.

Inside, the flat's bright and airy feel is emphasised by large windows and an open layout, while two elegant reception rooms provide ample space for both relaxing and entertaining. Both bathrooms are modern in design with high-quality fittings, adding a touch of luxury to everyday living.

A standout feature is the large, sunny balcony—an ideal spot to enjoy your morning coffee or unwind in the evening sunlight. Outside, a private garage ensures secure parking and additional storage, while

vacant possession means you can move straight in with no onward chain.

Situated just a short, level walk from vibrant Westbourne, residents will appreciate easy access to boutique shops, cosy cafés, and an array of restaurants. The nearby beach is perfect for those who love the outdoors, and excellent transport links make commuting and travelling around the area effortless.

Bright, spacious, and ideally positioned, this delightful flat is a fantastic opportunity to enjoy all that Branksome Park has to offer





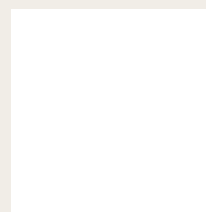
LOCATION

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



<https://www.winkworth.co.uk/sale/property/WBN260193>

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

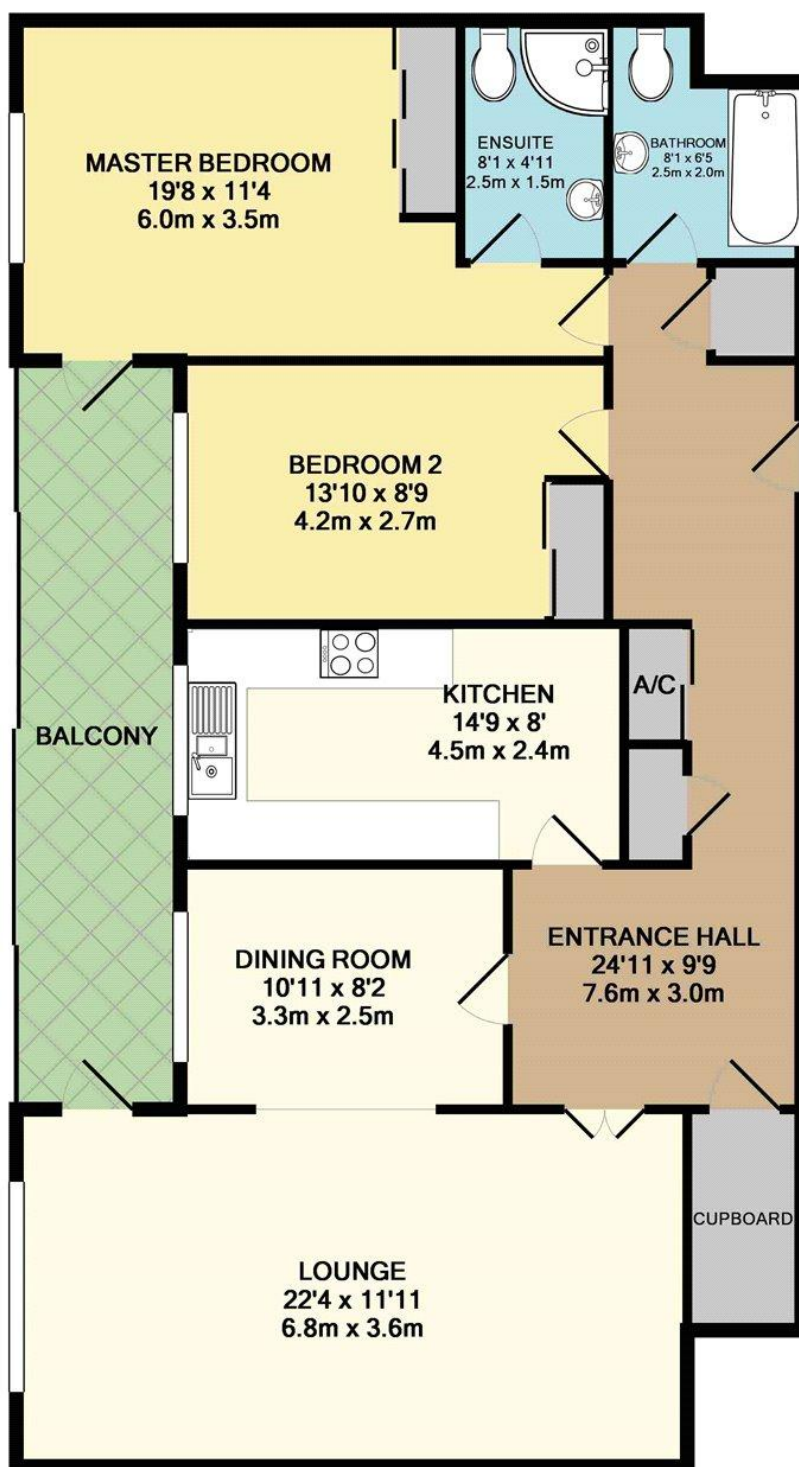
Tenure: Share of Freehold

Term: 973 year and 7 months

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 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

Made with Metropix ©2017

Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.