



Surrey Road, Dorset, BH2

£250,000 *Share of Freehold*



Otterburne occupies a superb position backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. Westbourne is also a short walk away and offers a variety of popular shops bars and restaurants. The property comprises of modern well-presented accommodation throughout with a large bright roof terrace to the rear.

KEY FEATURES

- Raised ground floor
- Incredibly spacious rear terrace
- Two double bedrooms
- Large lounge diner
- Contemporary bathroom
- Fitted kitchen
- Private entrance
- Sunny balcony
- Garage



Westbourne

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DESCRIPTION

The apartment is situated on a raised ground floor which is accessed via a private entrance to the rear of the building. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The bright lounge has ample room for dining table and enjoys access onto the sunny balcony through sliding patio doors. The kitchen is fitted with the range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with space for freestanding furniture. The master bedroom is in especially good size and enjoys a bright sunny aspect with access to an incredibly spacious rear terrace. The family bathroom is fully tiled and comprises of a suite to include WC, wash hand basin, inset into a vanity unit, and a panel

bath with shower above.

A garage is conveyed with the property in addition to resident parking on a first come first serve basis.

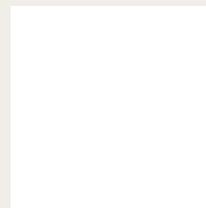




LOCATION

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260090>

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: 978 year and 0 months

Service Charge: TBC

Council Tax Band: C

EPC rating: To be confirmed

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 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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