



FLAT 2
WESTBY ROAD
BOURNEMOUTH
BH5 1HD

ASKING PRICE
£210,000
SHARE OF FREEHOLD

“A newly converted
two bedroom
ground floor
apartment with
excellent rental
potential,
approximately 800
meters to Boscombe
Pier ”

Winkworth

for every step...

ASKING PRICE £210,000

Two Double Bedrooms
Modern Bathroom
Open Plan Kitchen / Lounge
Private Garden
Allocated Parking
Rental Potential
Central Location
Newly Converted

EPC: D | COUNCIL TAX: TBC | SHARE OF FREEHOLD |
GROUND RENT PEPPERCORN | MAINTENANCE TBC

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Why Westby Road?

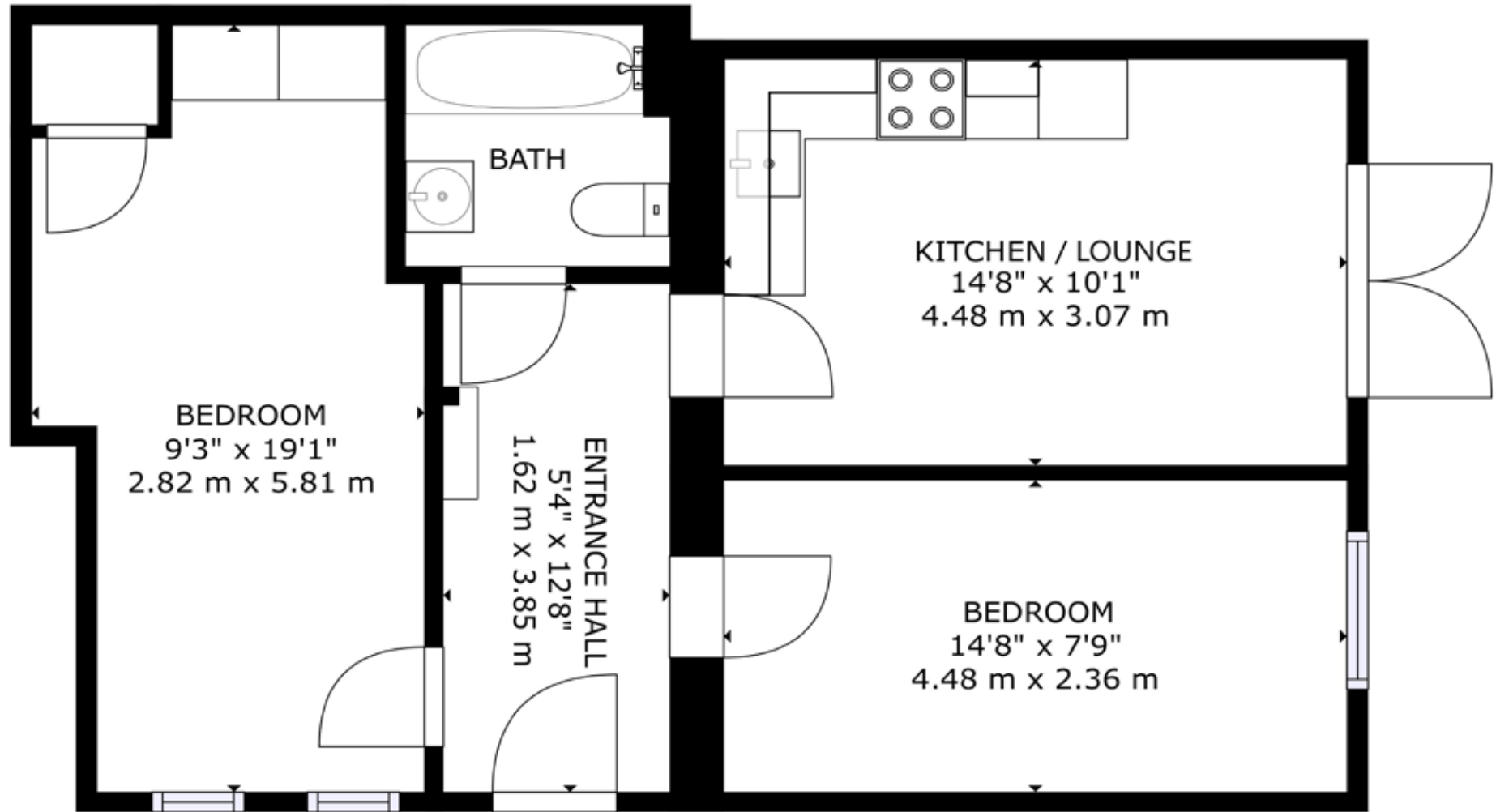
Westby Road is conveniently located just a short distance to Boscombe's vibrant high street where you will find a selection of shops, cafés, the O2 live music venue for any music lovers and bus routes. Boscombe Pier is only 800 meters away where you can enjoy a stroll along the promenade which stretches from Hengistbury Head to Sandbanks. There are a number of restaurants and bars near the pier where you can sit and enjoy a coffee or take part in a selection of water sports that are available.

This newly converted two bedroom ground floor apartment has been tastefully renovated and remodelled throughout and sits in the heart of the Boscombe town centre. The open plan kitchen / lounge offers modern a modern living space, The kitchen area is well equipped with a range of

modern grey matt units with integrated appliances which include electric oven and hob, slimline dishwasher, tall fridge freezer and washing machine. From the lounge area, double doors lead to a private rear garden.

There are two bedrooms with bedroom one benefiting from built in wardrobes. The bathroom has been fitted with a London loft feel and includes a bath with overhead shower and screen, floating sink complimented with stylish, contemporary wall and floor tiles. Separate WC.

Overall, this renovated apartment offers a comfortable and Convenient living space, making it an attractive option for individuals or couples looking for a well located property in the town centre.



GROSS INTERNAL AREA
 FLOOR 1: 563 sq. ft, 52 m²
 TOTAL: 563 sq. ft, 52 m²

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers 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 issue but they do not 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.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...