



Marlborough Road, Dorset, BH4

£350,000 *Share of Freehold*

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An immaculately presented two bedroom garden apartment situated on the popular Marlborough Road. Just a short level walk away from the shops and restaurants in Westbourne whilst being close to good transport links and the beach.

KEY FEATURES

- Private garden
- Ground floor
- Two double bedrooms
- Modern kitchen & bathroom
- Large lounge
- Dining hall
- Garage



Westbourne

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DESCRIPTION

Nestled in the heart of Westbourne, this beautifully presented ground floor garden flat offers a perfect blend of style, comfort, and prime location. Boasting two generously sized double bedrooms and a modern family bathroom, the property is ideal for both professionals and small families alike.

Step inside to discover an inviting dining hall leading to a spacious and light-filled lounge, perfect for relaxing or entertaining guests. The contemporary kitchen is fitted with sleek units and integrated appliances, providing a practical and stylish environment for any home chef.

One of the standout features of this wonderful home is its beautiful private garden, offering a peaceful retreat for outdoor dining or relaxing with a book. The added convenience of a garage provides

secure parking and additional storage.

The location is exceptional, with a short, level stroll taking you to the vibrant centre of Westbourne. Here, a variety of boutique shops, popular cafes, and restaurants await. Excellent transport links are close by, making commuting or exploring the surrounding areas effortless. For those who enjoy the outdoors, the scenic cliff top and golden beaches are just moments away, perfect for weekend walks or seaside relaxation.

Offered for sale with vacant possession and in excellent condition, this property is ready for its new owner to move straight in.





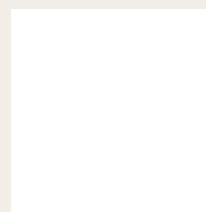
LOCATION

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/WBN260030>

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: 980 year

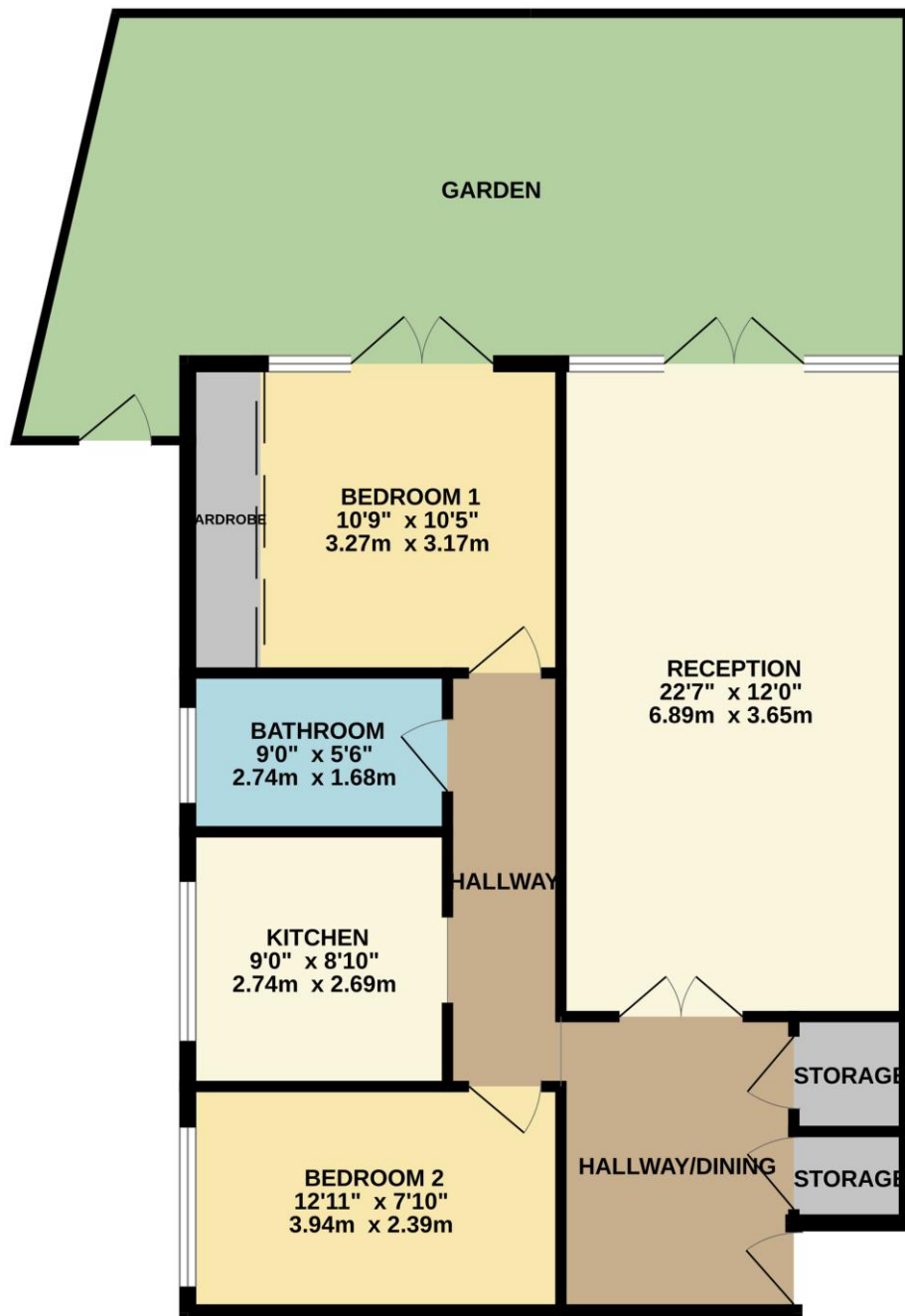
Service Charge: £1560 per annum

Council Tax Band: C

EPC rating: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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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