



Surrey Road, Dorset, BH2

£275,000 *Share of Freehold*

2 1 1

A superbly presented and uniquely designed split level maisonette. Perfectly situated backing onto and enjoying views over the Bournemouth Gardens which stretch from Coy Pond all the way to the beach. The property offers bright and spacious accommodation throughout with the added benefit of a roof terrace.



#### KEY FEATURES

- Maisonette
- Two double bedrooms
- Very large lounge diner
- Modern bathroom
- Spacious fitted kitchen
- Private entrance
- Roof terrace



Westbourne

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## DESCRIPTION

Enjoy distinctive living in this beautifully presented two-bedroom maisonette, enviably positioned in the sought-after area of Westbourne whilst also being close to Bournemouth town centre. Boasting a unique design and its own private entrance, this exceptional home offers flexibility and comfort across generously proportioned spaces.

Step inside to discover a truly impressive lounge and dining area, enhanced by a vaulted roof that floods the space with natural light and offers a feeling of openness rarely found in properties of this type. The spacious fitted kitchen is thoughtfully arranged to provide ample room for culinary pursuits and dining alike, while a modern, well-appointed bathroom ensures convenience and comfort for everyday living.

Both bedrooms are generous double rooms, providing plenty of space for relaxation or work from home requirements, and are

complemented by tasteful décor throughout. One of this maisonette's standout features is the superb roof terrace – the perfect setting for outdoor entertaining or peaceful moments looking out over the treetops.

Nestled at the rear of the property, you'll find a private garage, offering secure parking or storage. This home backs directly onto and has gated access into the tranquil green expanse of the Bournemouth Gardens, providing a beautiful leafy backdrop and opportunities for scenic walks right from your door.

Westbourne's vibrant centre, with its array of independent cafés, stylish boutiques, and everyday essentials, is just a short stroll away. Excellent transport links make it easy to reach both central Bournemouth and the golden beaches, while Westbourne and nearby Bournemouth offer a wealth of dining, culture, and leisure facilities to enjoy.

This remarkable maisonette successfully combines distinctive architectural features with a prime location.





## 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)

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

<https://www.winkworth.co.uk/sale/property/WBN240605>

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 years remain

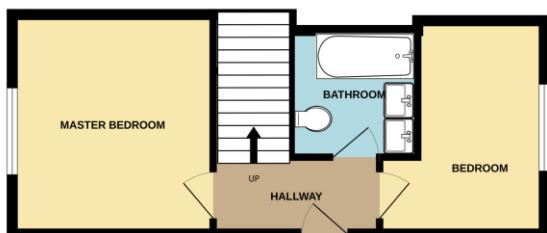
**Service Charge:** £1660 per annum

**Council Tax Band:** D

**EPC rating:** D

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

## GROUND FLOOR



## 1ST FLOOR



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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