



EARLSDON LODGE, SURREY ROAD, BOURNEMOUTH, DORSET, BH2

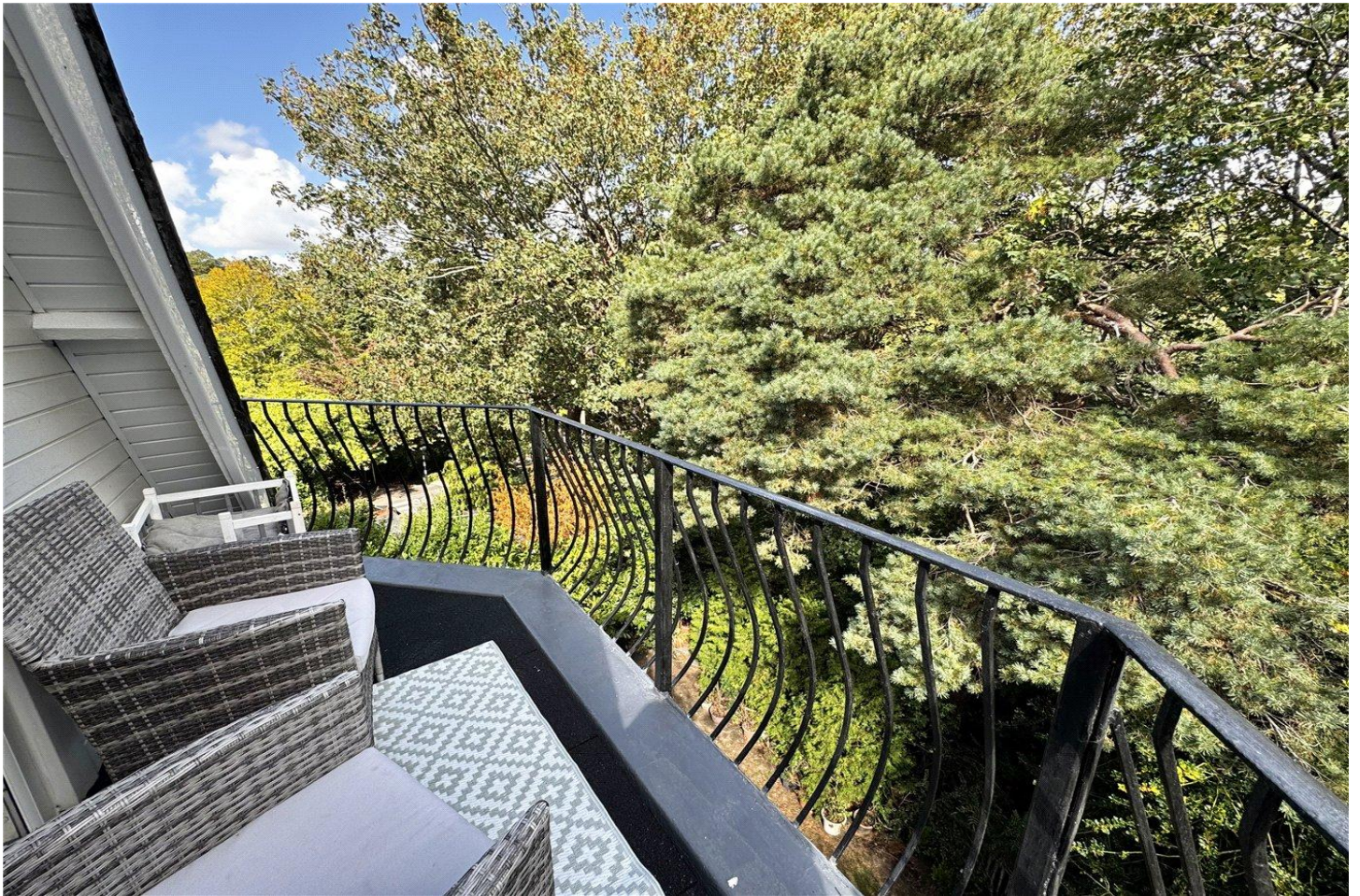
£165,000 LEASEHOLD

An incredibly bright one bedroom top floor apartment situated adjacent to the Bournemouth gardens which run from Coy Pond to the town centre and beach. The property is in good order throughout with tree views and a private balcony.

Top floor | Balcony with tree views | One double bedroom | Lounge diner
| Fitted kitchen | Allocated parking | Adjacent to the Bournemouth
Gardens

Westbourne | 01202 767633 |

Winkworth



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,



DESCRIPTION

Nestled on the top floor of a well-maintained block, this bright and spacious one double bedroom flat offers the perfect blend of comfort and convenience in the heart of Bournemouth. The property is presented in good condition throughout, featuring a welcoming lounge diner ideal for relaxation or entertaining guests. Step out onto the private balcony to enjoy peaceful tree-lined views, the perfect spot for morning coffee or unwinding after a busy day.

The well-appointed fitted kitchen is both practical and stylish, providing ample space for culinary pursuits. The generous double bedroom is complemented by a modern bathroom, ensuring all you need for comfortable living. Additional benefits include allocated parking for one car, offering peace of mind in a sought-after location.

Set adjacent to the picturesque Bournemouth Gardens, residents can enjoy scenic walks stretching from Coy Pond to the bustling town centre and the award-winning beach beyond. Excellent transport links are on your doorstep, with Westbourne's vibrant shops, cafes and amenities just 0.5 miles away.

SECOND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA - 435 sq.ft. (40.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, complete floor 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 RoomSketcher 03/25

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: A

TENURE: Leasehold 120 Years

LOCAL AUTHORITY: BCP

AT A GLANCE

- Top floor
- Balcony with tree views
- One double bedroom
- Lounge diner
- Fitted kitchen
- Allocated parking
- Adjacent to the Bournemouth Gardens