



ARLINGTON HOUSE, CLARENDON ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£315,000 SHARE OF FREEHOLD

An incredibly bright and very spacious two double bedroom apartment set within well maintained purpose built development which is situated just a short level walk to shops, bars and restaurants in Westbourne & Bournemouth whilst also being close to the beach. The property is in superb order throughout with modern well presented accommodation.

Two double bedrooms | Contemporary bathroom & separate WC | Large lounge diner | Modern kitchen breakfast room | Sunny balcony | Garage | Level walk to Westbourne

Westbourne | 01202 767633 |

Winkworth



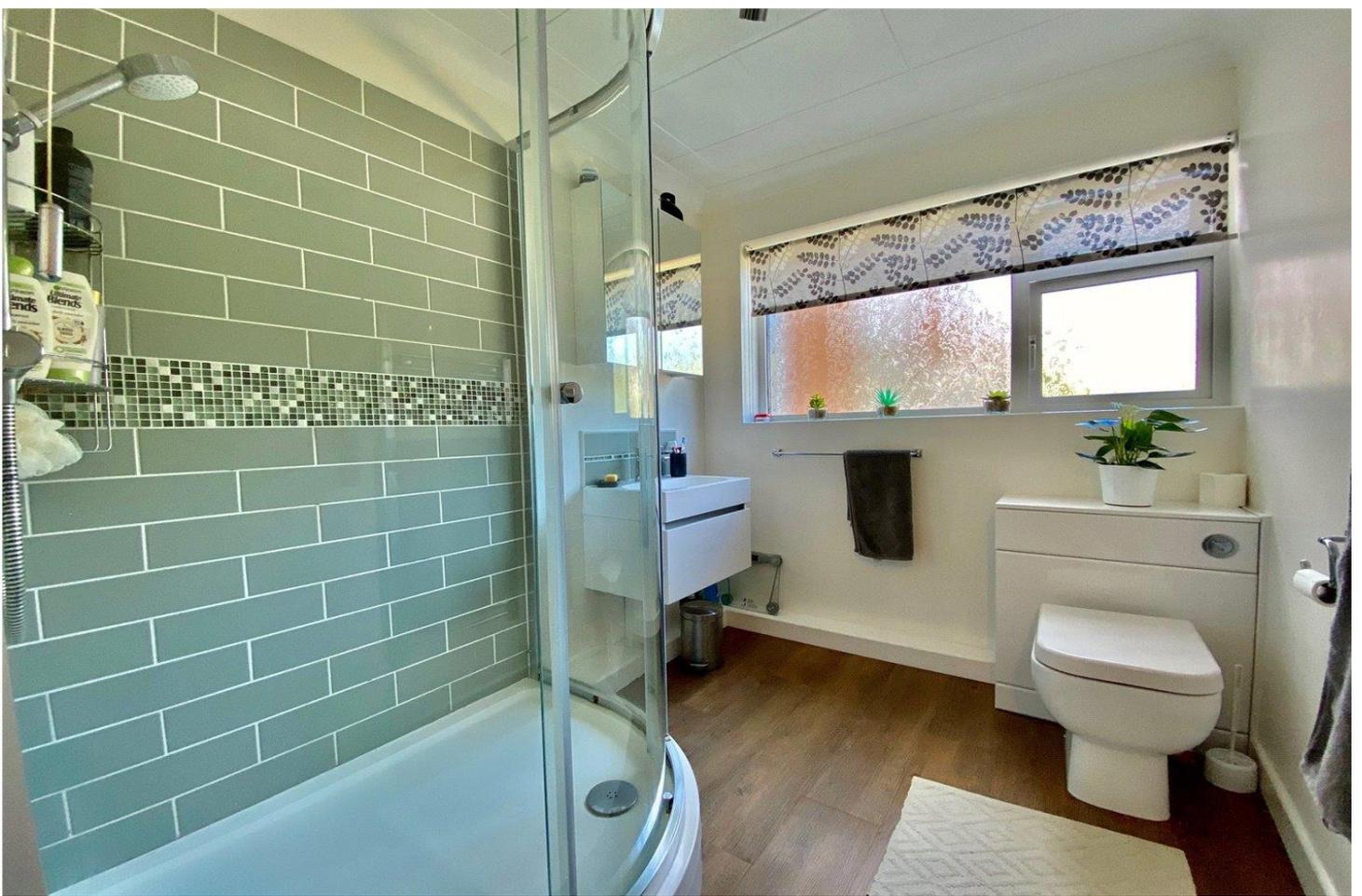
LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



DESCRIPTION

The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards, an airing cupboard and doors to principal rooms.

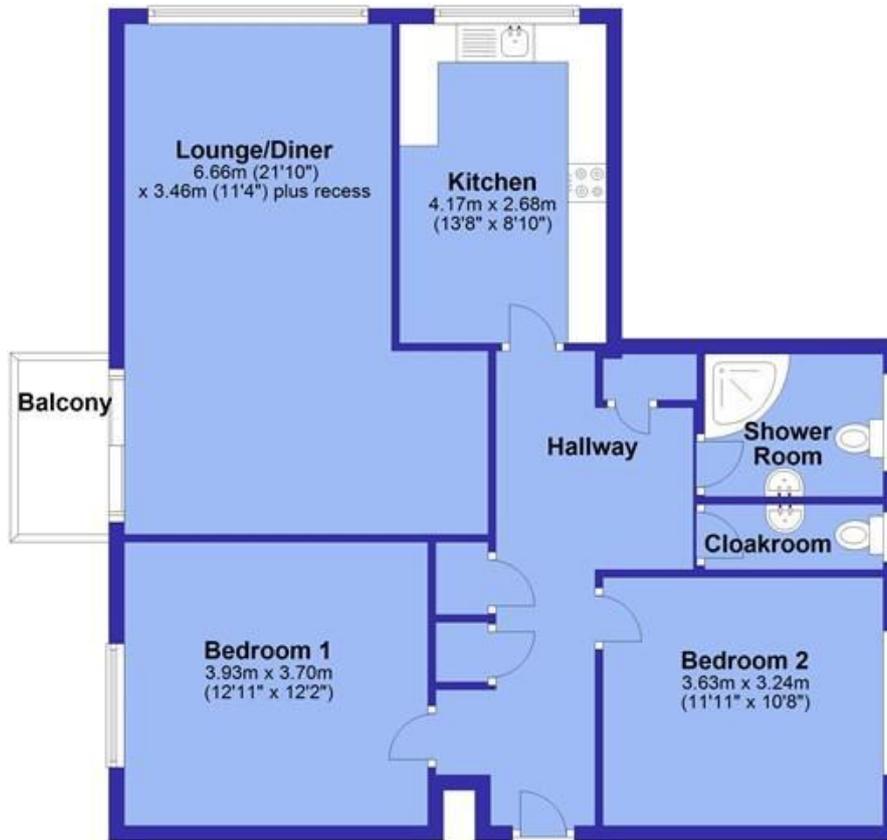
The bright lounge is an especially good size with ample room for dining table, dual aspect windows enjoying tree and garden views and patio doors which lead out onto the sunny balcony. The bespoke kitchen is fitted with a range of high quality base and eye level work units with space and plumbing for domestic appliances and a breakfast bar.

There are two generous double bedrooms both with room for freestanding furniture and the possibility of converting the separate WC in the hallway to an en suite for one of the bedrooms. The bathroom is fitted with a contemporary suite to include WC with enclosed cistern, wash hand basin inset into a vanity unit and a walk in double size shower.

A garage is conveyed with the property.

First Floor

Approx. 86.6 sq. metres (932.6 sq. feet)



This Floor Plan is for guidance only and is not to scale.
Plan produced using PlanUp.

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

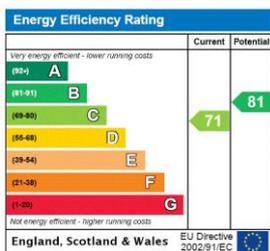
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Two double bedrooms
- Contemporary bathroom & separate WC
- Large lounge diner
- Modern kitchen breakfast room
- Sunny balcony
- Garage
- Level walk to Westbourne



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