



Marlborough Pines, Westbourne, Dorset, BH4

£350,000 *Share of Freehold*

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A bright and spacious two bedroom ground floor apartment set within a desirable purpose built development on the popular tree lined Marlborough road which is a short level 0.5 mile walk into Westbourne whilst also being 0.7 miles to the beach. The property offers good size accommodation throughout with a sunny patio and a garage.

KEY FEATURES

- Purpose built
- Two double bedrooms
- Spacious Lounge and dining area
- Kitchen breakfast room
- Two Bathrooms (ensuite to master)
- Sunny Patio
- Garage



Westbourne

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DESCRIPTION

Located in the ever-popular Westbourne area, this spacious apartment presents an exceptional opportunity for comfortable, contemporary living in a highly desirable block. Boasting an impressive 92sqm of well-designed accommodation, the property features an inviting open-plan living and dining area—ideal for both relaxing evenings and entertaining guests.

The south-facing patio floods the living space with natural light, creating a bright and airy atmosphere that highlights the apartment's modern detail. Offering two generously sized double bedrooms and two bathrooms, this home provides both versatility and convenience, perfectly suited for professional couples, small families, or those seeking a stylish retreat near the coast.

Fitted storage throughout ensures a clutter-free environment, while

the single garage affords secure, private parking and additional storage options—an enviable feature in this location. The apartment is immaculately presented, ready to move in and enjoy.

Positioned just moments from the heart of Westbourne, residents can explore vibrant independent shops, charming coffee houses, and a range of acclaimed restaurants. The nearby high street provides both boutique and well-known retailers, promising a varied and convenient shopping experience.





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

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



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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: 987 year and 11 months

Service Charge: TBC

Ground Rent: £ 0 Annually

Council Tax Band: E

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND 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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