



## GROUND FLOOR APARTMENT, NELSON ROAD, WESTBOURNE, DORSET, BH4

### **£300,000 SHARE OF FREEHOLD**

This spacious ground floor garden flat is set in a character conversion of just two properties. Situated in an enviable position just 0.4 miles away from the centre of Westbourne where there are a range of shops, bars and restaurants. Offered with vacant possession.

Private front and rear gardens | Own driveway | Ground floor | Two generous double bedrooms | Large lounge | Fitted kitchen | Two bathrooms | Private entrance | Bomb shelter

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

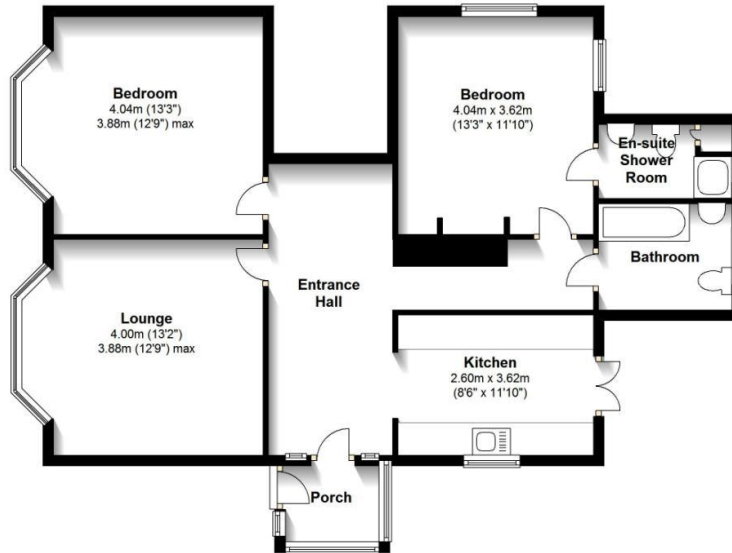
Introducing this spacious ground floor garden flat located in the desirable area of Westbourne. This property boasts private front and rear gardens, as well as its own driveway with space for two cars.

Featuring two generous double bedrooms, a large lounge, a fitted kitchen, and two bathrooms, this property offers ample living space for comfortable living. In addition, it includes a private entrance and a unique bomb shelter.

Situated just 0.4 miles from the centre of Westbourne, residents can enjoy the convenience of being close to a variety of shops, restaurants, and amenities. Excellent transport links make it easy to explore the surrounding areas, while the beach is just a short distance away.

### Ground Floor

Approx. 92.6 sq. metres (997.2 sq. feet)



*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*

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 767313) Plan produced using The Mobile App

**COUNCIL TAX BAND: C**

**TENURE:** Share of Freehold 143 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** As & when basis

### AT A GLANCE

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- Own driveway
- Ground floor
- Two generous double bedrooms
- Large lounge
- Fitted kitchen
- Two bathrooms
- Private entrance
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