



Alder Heights, Dorset, BH12

£290,000 *Freehold*



A bright and well presented two bedroom house situated in a quiet road in Branksome. Set close to good transport links and local amenities and offering modern accommodation throughout. Vacant possession.

KEY FEATURES

- Mid-terrace house
- Two double bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Good size garden
- Dedicated off road parking
- Vacant possession



Westbourne

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DESCRIPTION

Situated in the sought-after area of Branksome, this well-presented mid-terrace house offers an ideal blend of comfort and practicality. The property boasts two generously sized double bedrooms, making it perfect for small families, couples, or those seeking a guest room or home office space.

The bright lounge diner provides a flexible area for both relaxing and entertaining, while the modern kitchen is equipped to meet all your culinary needs. A stylish, contemporary bathroom completes the home's sleek internal accommodation, ensuring comfort and convenience throughout.

Step outside to discover a good-sized rear garden, ideal for alfresco dining, summer gatherings, or simply enjoying a spot of sunshine in your own private retreat. For those needing convenient parking, the

property includes dedicated off-road parking—a valuable feature in this popular neighbourhood.

Located just moments from local amenities, everyday essentials are within easy reach. Branksome also benefits from excellent transport links, providing straightforward access to surrounding areas, whether you're commuting to work or exploring the nearby coast and countryside.

This delightful property is offered with vacant possession, meaning a swift, uncomplicated move is possible.





LOCATION

Westbourne, Poole and Bournemouth are 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

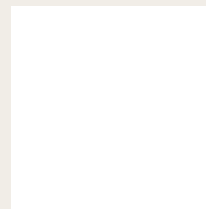
MATERIAL INFO

Tenure: Freehold

Council Tax Band: C

EPC rating: C

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

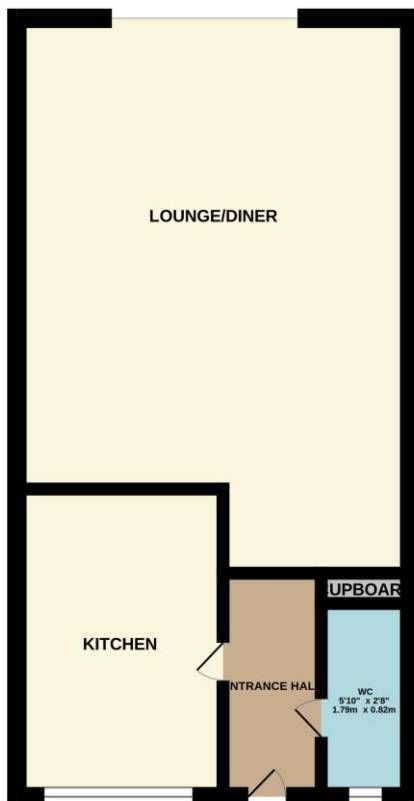


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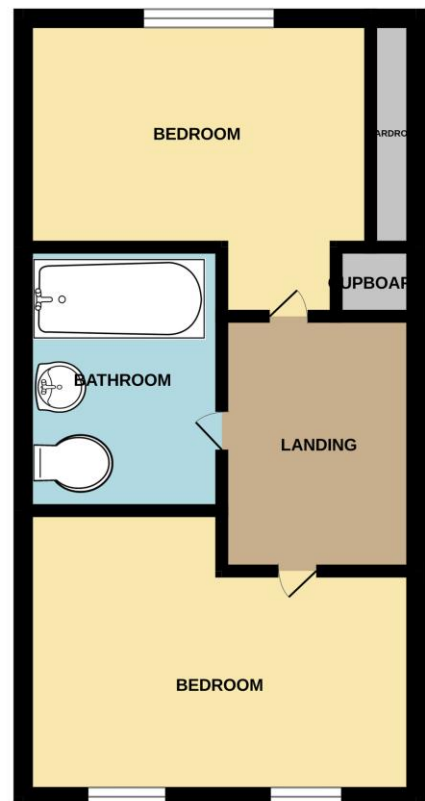
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.

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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