



Lindsay Road, Dorset, BH13

£220,000 *Share of Freehold*

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An immaculately presented two double bedroom top floor apartment situated just a short level walk away from the popular shops bars and restaurants in Westbourne. The property presents brilliantly with bright modern accommodation throughout and tree top views through large windows alongside a sunny balcony.

KEY FEATURES

- Top floor
- Two double bedrooms
- Contemporary kitchen
- Spacious bathroom
- Sunny balcony
- Allocated parking
- Close to Westbourne & the beach



Westbourne

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DESCRIPTION

Pelham is a well-established purpose built development of privately owned apartments set in an enviable position just a short level walk away from Westbourne whilst also being very close to the award winning beach at Branksome Chine.

The apartment is on the top floor which can be accessed via a lift then stairs through well-presented communal hallways. A private front door leads into the entrance hall where there are doors to principal rooms.

The bright lounge enjoys dual aspect windows with tree top views and access onto the sunny balcony. There is ample room for a dining table. The contemporary kitchen is fitted with a range of base and eye level work units along with integrated appliances.

There are two spacious double bedrooms both with space for free standing furniture. The second bedroom has the added benefit of a fitted wardrobe. The bathroom is fully tiled and benefits from a bath tub and walk in shower.

An allocated parking space is conveyed with the property.



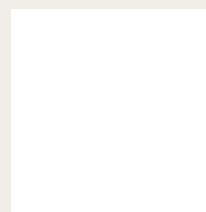


LOCATION

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, however we recommend you check each postcode on www.checker.ofcom.org.uk

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



<https://www.winkworth.co.uk/sale/property/WBN250597>

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: 979 year and 11 months

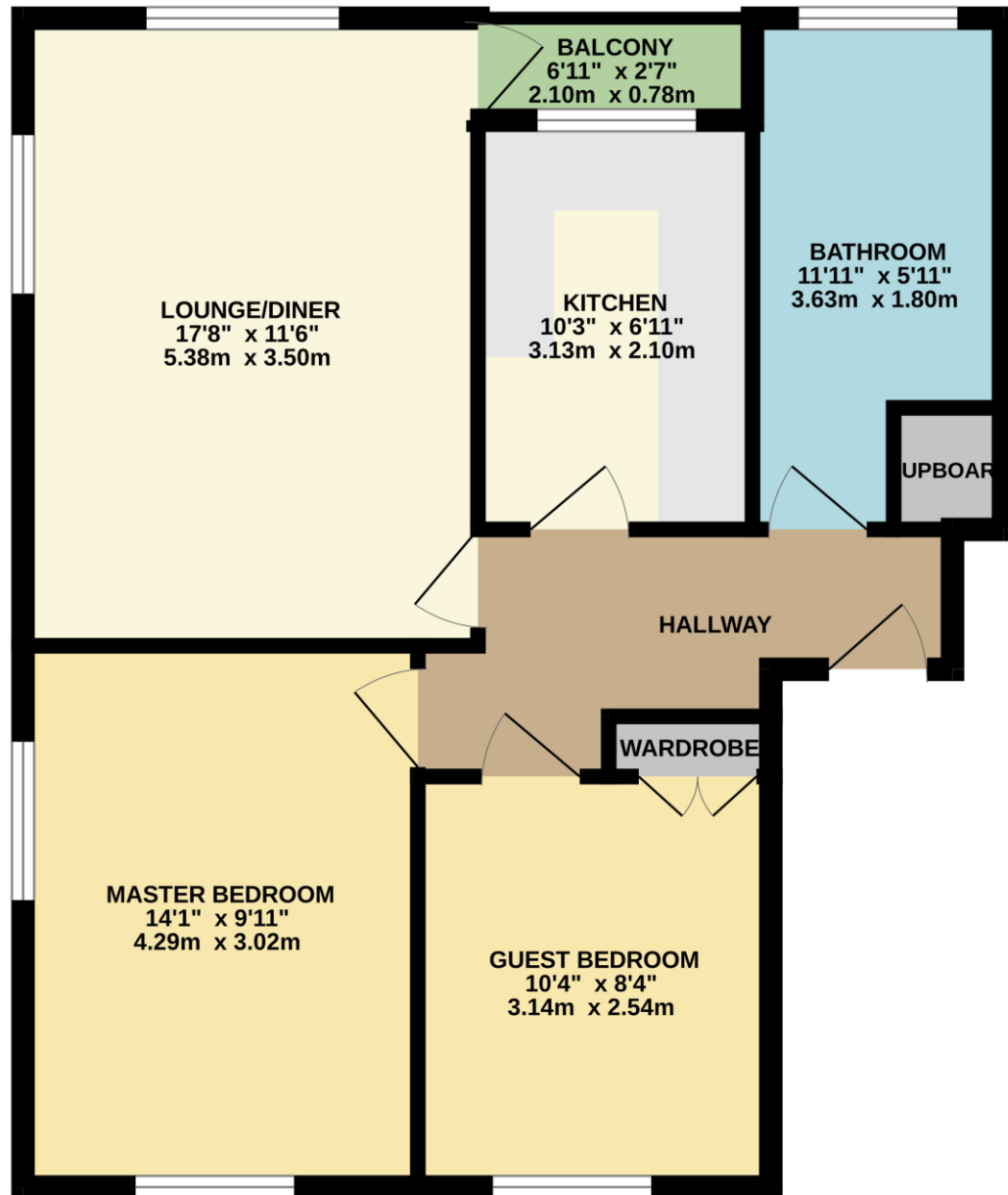
Service Charge: £2800 per annum

Council Tax Band: C

EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		

624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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