



Branksome Wood Road, Dorset, BH4

£265,000 *Share of Freehold*

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Set within a secure, gated development in the highly desirable area of Westbourne, this spacious two-bedroom, two-bathroom apartment offers an exceptional opportunity to create a bespoke home in one of Dorset's most sought-after coastal locations

KEY FEATURES

- Gated development
- Sunny balcony with garden views
- Two double bedrooms
- Bath and shower room
- Fitted Kitchen
- Private garden access for residents
- Garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

The accommodation extends to approximately 845 sqft, offering a well-proportioned layout perfect for both relaxing and entertaining. The inviting living and dining area is wonderfully spacious, filled with natural light, and opens out onto a sunny balcony—a perfect spot to enjoy a morning coffee while looking out over beautifully maintained gardens. The property enjoys private residents' access to the lush Bournemouth Gardens, providing a peaceful green haven just moments from your door.

The kitchen is fully fitted and offers ample storage and worktop space, with excellent potential for modern updates to suit contemporary living. Both bedrooms are doubles, with the master benefitting from especially generous dimensions and an en suite shower room. A second bathroom ensures comfort and convenience for guests or family members.

Additional features include a secure garage, providing valuable private parking or additional storage. While the property does require modernisation, it provides an exciting chance to personalise the interiors and add immediate value.





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

MATERIAL INFO

Tenure: Share of Freehold

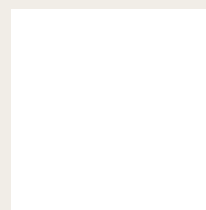
Term: 964 year and 0 months

Service Charge: T B C

Council Tax Band: E

EPC rating: C

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

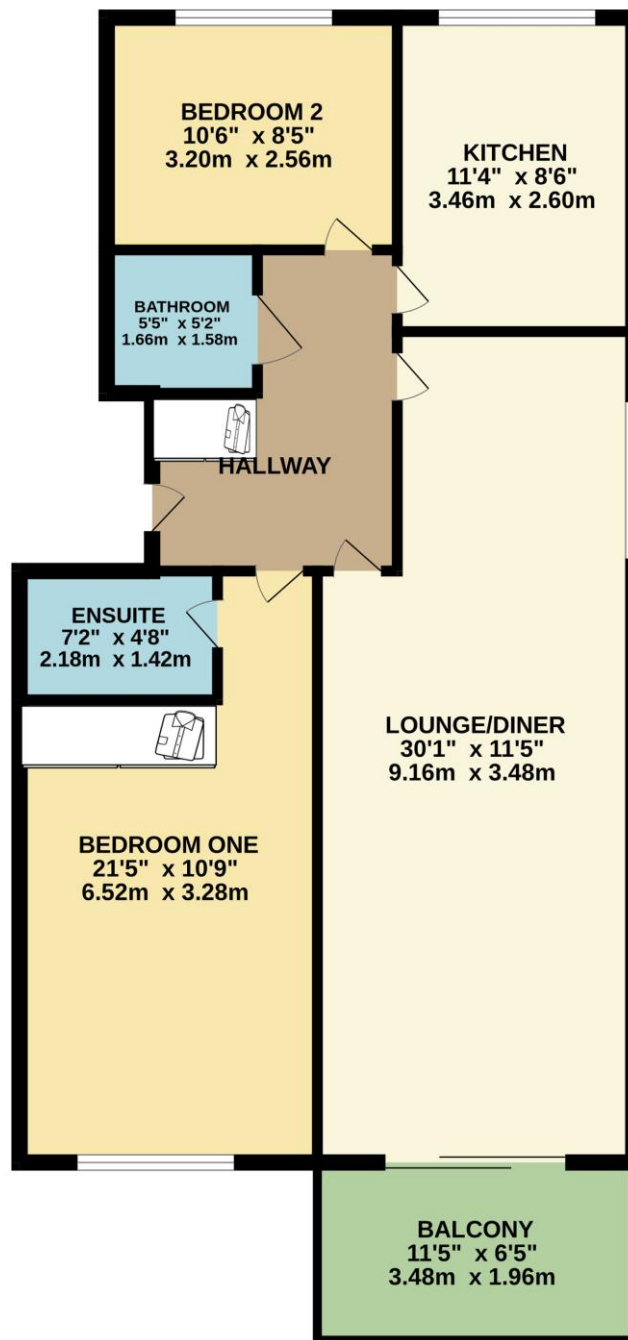


<https://www.winkworth.co.uk/sale/property/WBN260407>

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		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIRD FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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