



Seamoor Road, Dorset, BH4

£169,950 *Leasehold*



This exceptionally large one bedroom apartment is situated in the heart of Westbourne which offers a variety of leisure and shopping facilities. The property benefits from bright and very spacious accommodation throughout.

KEY FEATURES

- Second floor
- Large lounge
- Spacious bedroom
- Fitted kitchen
- Contemporary bathroom
- Central Westbourne Location
- Gas fired central heating



Westbourne

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DESCRIPTION

The property is situated on the second floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall.

The exceptionally large lounge is a particular feature of the property with two South facing windows and a feature fire place there is also room for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is also a very good size with a large rear facing window and room for free standing wardrobes. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with concertina glass shower screen.





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:** Leasehold
- Term:** 165 year and 0 months
- Service Charge:** £0 per annum
- Ground Rent:** zero
- Council Tax Band:** A
- EPC rating:** C

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

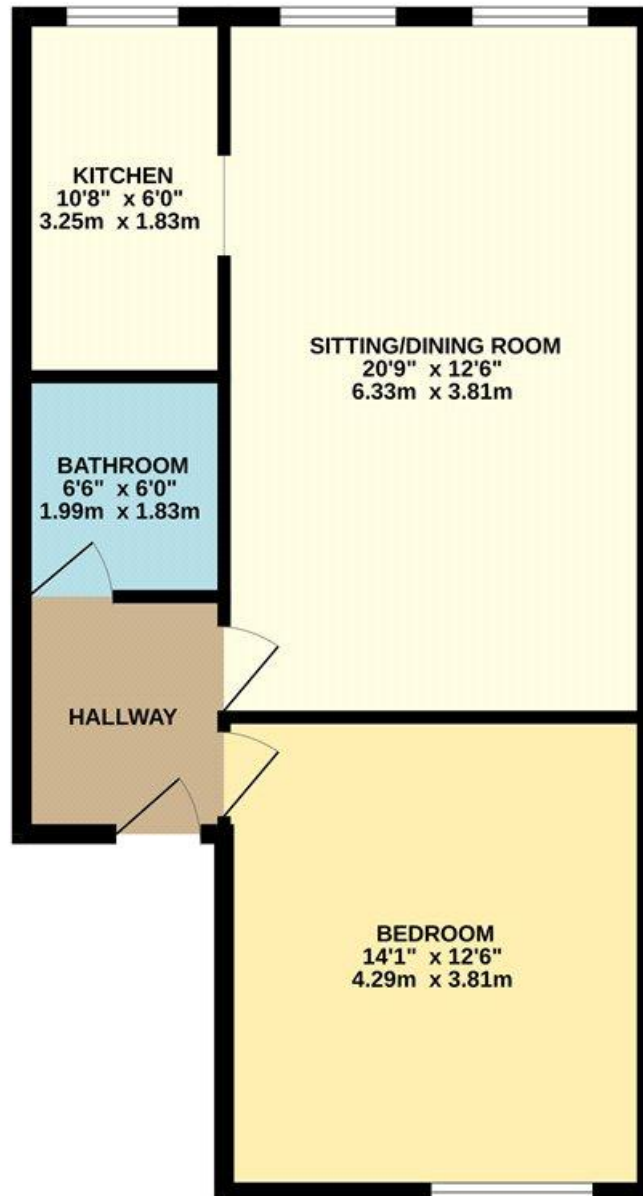


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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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