



FLAT 4, 8 WESTBY
ROAD
BOSCOMBE
BH5 1HD

ASKING PRICE
£165,000
LEASEHOLD

“ A newly converted
one bedroom
apartment with
excellent rental
potential,
approximately 800
meters to Boscombe
Pier”

Winkworth

for every step...

ASKING PRICE- £165,000

One Double Bedroom
Modern Bathroom
Open Plan Kitchen / Lounge
Communal Garden
Off Road Parking
Rental Potential
Central location
Newly Converted

EPC: D | COUNCIL TAX: TBC | SHARE OF FREEHOLD 999 YEARS |
SERVICE CHARGE TBC | GROUND RENT PEPPERCORN

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Why Westby Road?

Westby Road is conveniently located just a short distance to Boscombe's vibrant high street where you will find a selection of shops, cafés, the O2 live music venue for any music lovers and bus routes. Boscombe Pier is only 800 meters away where you can enjoy a stroll along the promenade which stretches from Hengistbury Head to Sandbanks. There are a number of restaurants and bars near the pier where you can sit and enjoy a coffee or take part in a selection of water sports that are available.

This newly converted one double bedroom first floor apartment has been tastefully renovated throughout and sits in the heart of the Boscombe town centre. The open plan kitchen / lounge offers modern living. The kitchen area is well equipped

with a range of modern grey matt units with integrated appliances which include electric oven and hob, slimline dishwasher, tall fridge freezer and washing machine.

The bedroom is a generous double in size with ample space for bedroom furniture. The bathroom has been fitted with a London loft feel and includes a bath with overhead shower and screen, floating sink, WC complemented with stylish, contemporary wall and floor tiles.

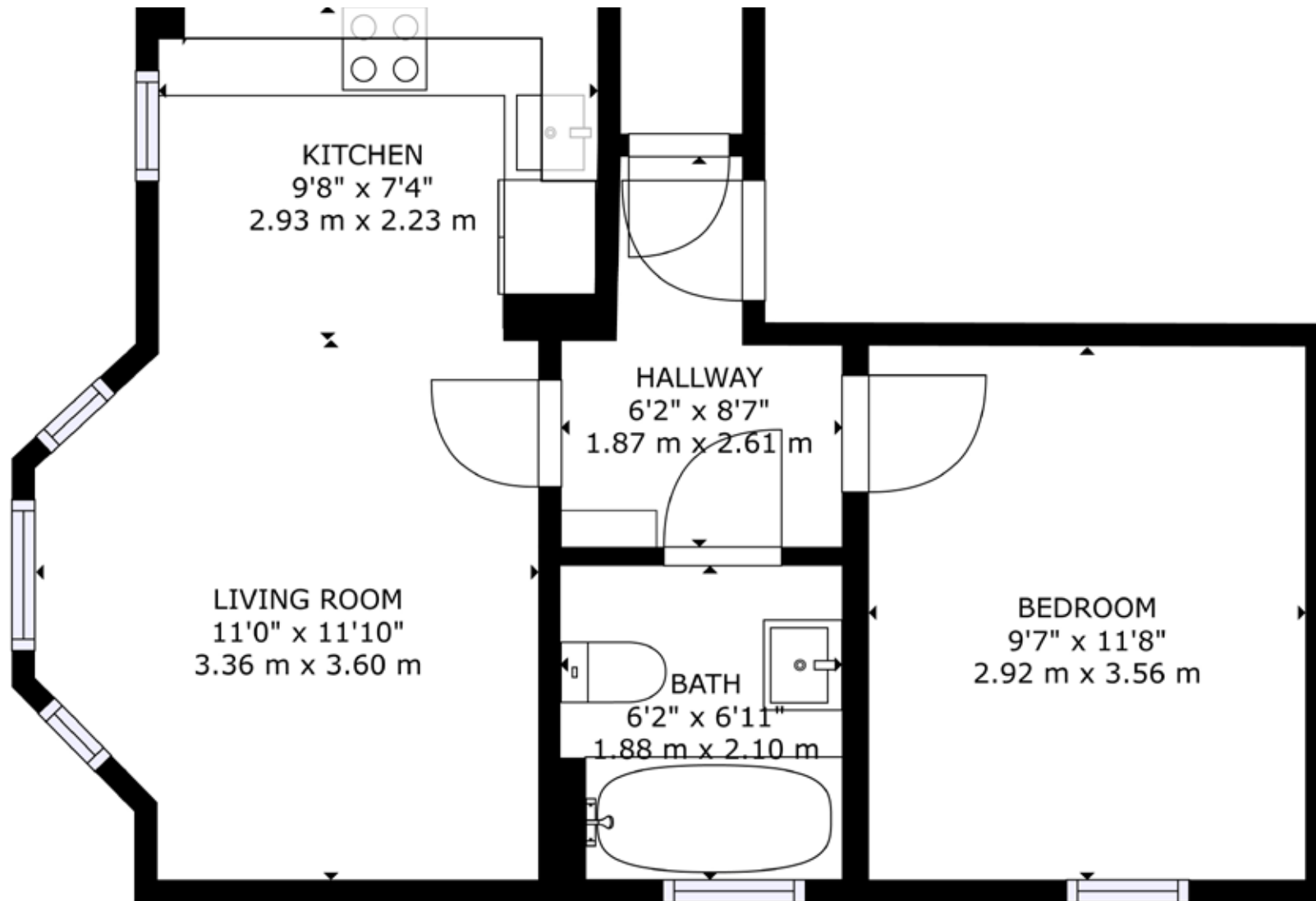
Overall, this renovated apartment offers a comfortable and convenient living space, making it an attractive option for individuals or couples looking for a well-located property in the town center.



Why Boscombe?

Home to miles of sandy beaches, the popular surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of restaurants and bars. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.





GROSS INTERNAL AREA
 FLOOR 1: 399 sq. ft, 37 m²
 TOTAL: 399 sq. ft, 37 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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