



Marlborough Road, Dorset, BH4

£275,000 *Share of Freehold*

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This apartment, which requires modernisation, presents a rare chance to create a bespoke home in one of the area's most desirable developments. The apartment offers exceptionally spacious accommodation while being near to Westbourne and award winning beaches.

KEY FEATURES

- First floor
- Three double bedrooms
- Two bathrooms
- Large lounge
- Bright kitchen
- Two South Facing Balconies
- Single garage



Westbourne

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DESCRIPTION

Set within a sought-after, purpose-built development of privately owned apartments in Westbourne, this generously proportioned apartment offers an excellent opportunity for those looking to create a stylish home tailored to their own tastes. With a substantial 1,169 square feet of living space, the property boasts three spacious bedrooms, ideal for families or anyone seeking comfort and versatility.

The apartment benefits from two south-facing balconies, perfect for enjoying your morning coffee or unwinding with sunset views. There are two well-sized shower rooms and a separate WC, as well as a bright fitted kitchen providing ample convenience for residents and guests alike.

This home comes complete with a single garage, offering valuable parking or additional storage – a practical advantage in this vibrant

area.





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 982 Years

Term: 982 year and 0 months

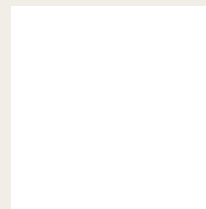
Service Charge: £2920 per annum

Ground Rent: £ 0 Annually

Council Tax Band: E

EPC rating: To be confirmed

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



<https://www.winkworth.co.uk/sale/property/WBN250475>

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.

FIRST FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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