



## Western Road, Dorset, BH13

£475,000 *Share of Freehold*

3  2  2 

Branksome Gate is a modern purpose built development of privately owned apartments in the heart of Branksome Park. The property is bright and very spacious with three double bedrooms and benefits from direct access and views over the landscaped communal gardens.

### KEY FEATURES

- Ground floor
- Three double bedrooms
- Two reception rooms
- Kitchen & utility room
- Two modern bathrooms
- Two underground parking spaces
- Direct communal garden access with patio



**Westbourne**

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## DESCRIPTION

This ground floor flat is situated within Branksome Gate, a modern purpose-built development in the sought-after location of Branksome Park. Offering three double bedrooms, two reception rooms, a fully equipped kitchen and utility room, as well as two modern bathrooms, this property provides contemporary living spaces with ample room to unwind and entertain.

Benefitting from two secure underground parking spaces, residents can enjoy convenient parking within the heart of this exclusive development. In addition, the property boasts direct access to a communal garden with a patio, perfect for enjoying the outdoors in a serene setting.

Located just 0.4 miles away from Westbourne centre and in close proximity to the beach, residents can take advantage of the many

shops, restaurants, and amenities that the area has to offer in addition to good transport links.







## 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](http://www.checker.ofcom.org.uk)

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



<https://www.winkworth.co.uk/sale/property/WBN250309>

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:** 975 year and 6 months

**Service Charge:** £5000 per annum

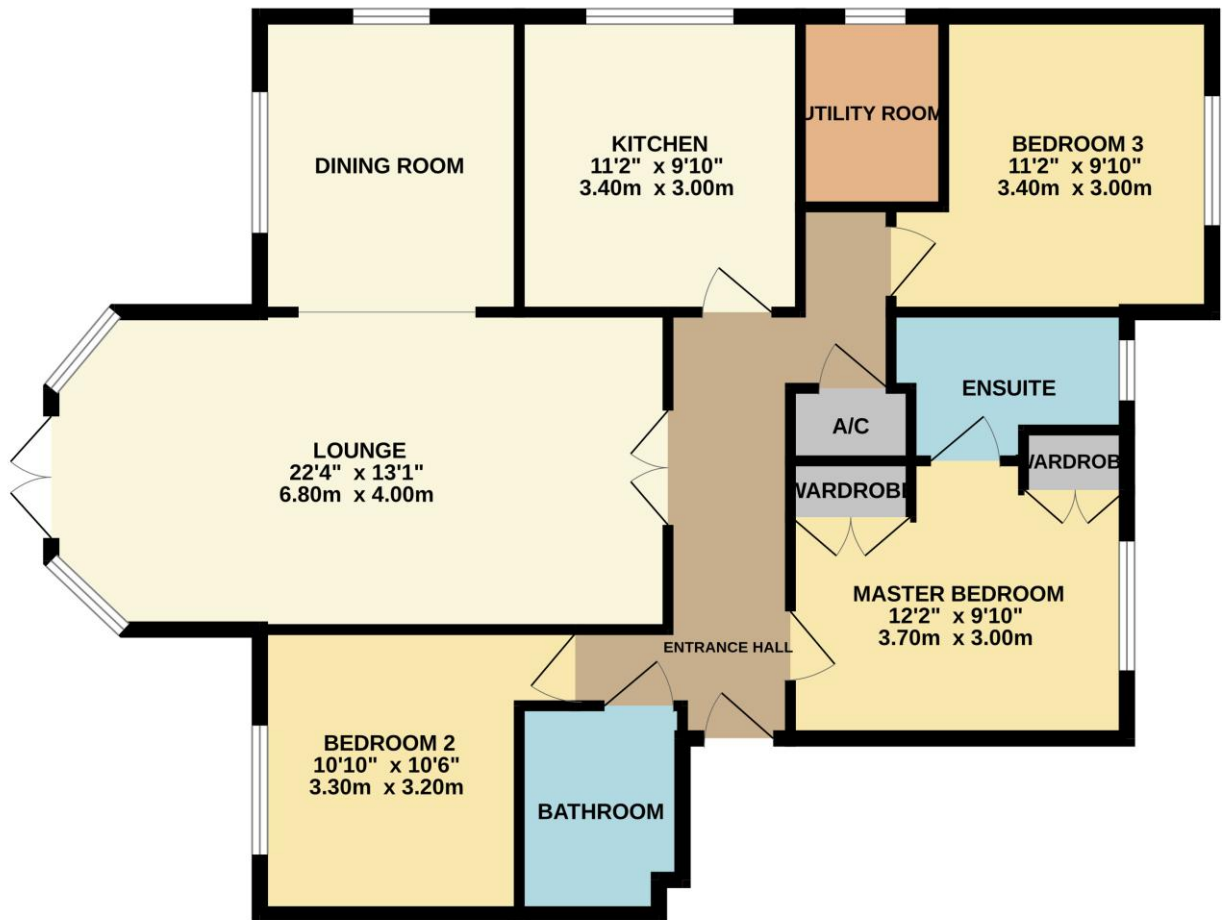
**Ground Rent:** £ 0 Annually

**Council Tax Band:** F

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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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