



Cheyne Court, Bournemouth, Dorset, BH4

£260,000 *Share of Freehold*



A beautifully presented two double bedroom ground floor apartment situated in a small purpose built development which back on to the Bournemouth Gardens. Comprising modern, well appointed accommodation throughout with a balcony and large underground parking space.

KEY FEATURES

- Ground floor
- Purpose built
- Two double bedrooms
- Modern kitchen
- Contemporary bathroom & separate wc
- Balcony
- Large underground parking space



Westbourne

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DESCRIPTION

Situated in the ever-popular Westbourne area, this superb ground floor flat offers a blend of contemporary style and practical living, set within a purpose-built development. Spanning an impressive 985 sqft, the property boasts two spacious double bedrooms, making it ideal for professionals, small families, or those seeking generous guest accommodation.

Step inside to discover a modern kitchen, thoughtfully designed with sleek finishes and ample workspace for culinary enthusiasts. The contemporary bathroom is complemented by a separate WC, providing additional convenience for residents and guests. An inviting living area opens directly onto a private balcony—perfect for enjoying your morning coffee or unwinding after a day's work.

Residents benefit from a large underground parking space, providing

both security and shelter from the elements, as well as good internal storage solutions that make the most of the flat's well-planned layout.

The location is hard to beat: excellent transport links are close at hand, ensuring easy access to Bournemouth and beyond. Westbourne's vibrant high street, with its eclectic mix of shops, cafés, and restaurants, is just a short, pleasant stroll away. Nature lovers will appreciate the flat's unique position backing onto the tranquil Bournemouth gardens, which meander from scenic Coy Pond all the way down to the golden sands of the local beach—a leafy route perfect for morning jogs, weekend cycles, or leisurely walks.

Presented in very good condition throughout, this property represents a rare opportunity to secure a stylish, well-appointed home in a sought-after 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

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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.

MATERIAL INFO

Tenure: Share of Freehold

Term: 946 years

Service Charge: £2000 per annum

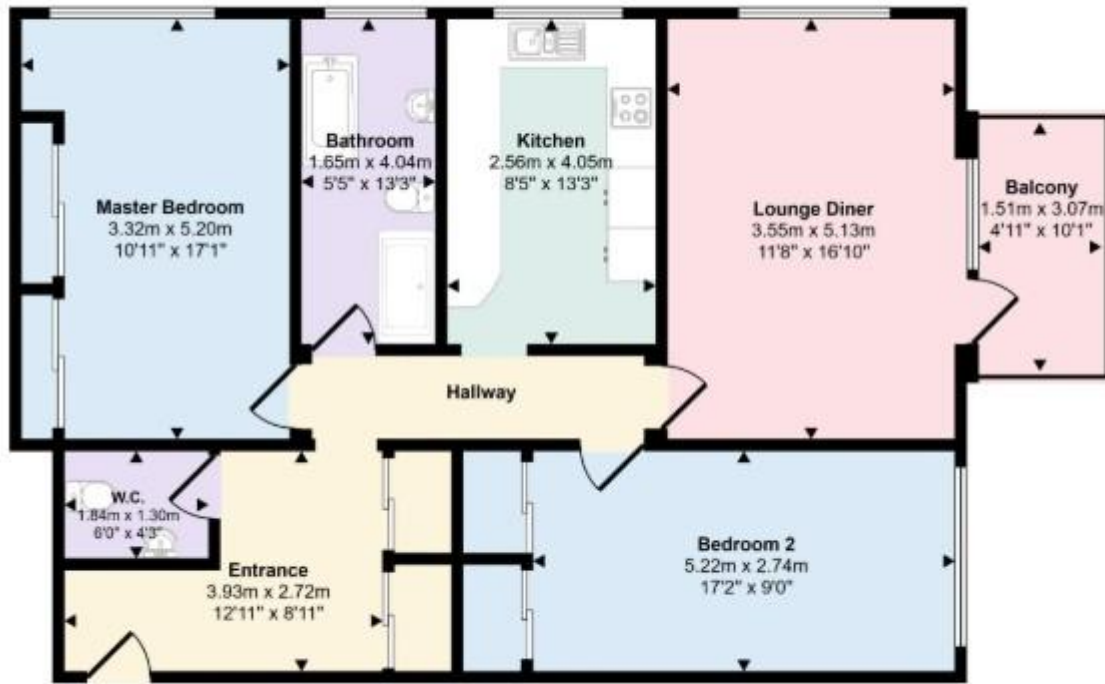
Ground Rent: £ 25 Annually

Council Tax Band: C

EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

Approx. Gross Internal Area
92 sq m / 985 sq ft



Floorplan

Westbourne

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