



Princess Road, Dorset, BH12

£190,000 *Share of Freehold*



A spacious first floor flat set just a short level walk away from the shops bars and restaurants in Westbourne whilst being very close to good transport links. Offered with vacant possession.

KEY FEATURES

- Purpose built
- First floor with lift
- Two double bedrooms
- Lounge diner
- Fitted kitchen
- Good storage
- Garage



Westbourne

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DESCRIPTION

Available with vacant possession, this spacious first floor flat is situated in the sought-after area of Branksome. Set within a purpose-built development with lift access, this residence offers a practical and flexible living environment ideal for a range of buyers.

The flat features two generously sized double bedrooms, providing ample space for family, guests, or home office needs. The well-proportioned lounge diner creates a welcoming setting for relaxation or entertaining, benefiting from a wonderful flow of natural light throughout. A fitted kitchen offers a functional workspace, while good storage solutions add to the appeal.

Though the property would benefit from updating, it presents an exciting opportunity to add your own personal touch and truly make it your own. The 612 sqft of living space is complemented by the

convenience of an included garage – a rare asset in this desirable location.

Branksome is renowned for its excellent transport links, making commuting and getting about town effortless. Leisurely days are made all the more inviting with a level walk to Westbourne's vibrant mix of shops, cafés, and restaurants. The beautiful coastline and sandy beaches are also just a short distance away, perfect for those who appreciate seafront living.





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

MATERIAL INFO

Tenure: Share of Freehold

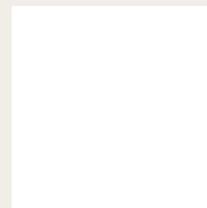
Term: 183 year

Service Charge: £2020 per annum

Council Tax Band: B

EPC rating: C

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

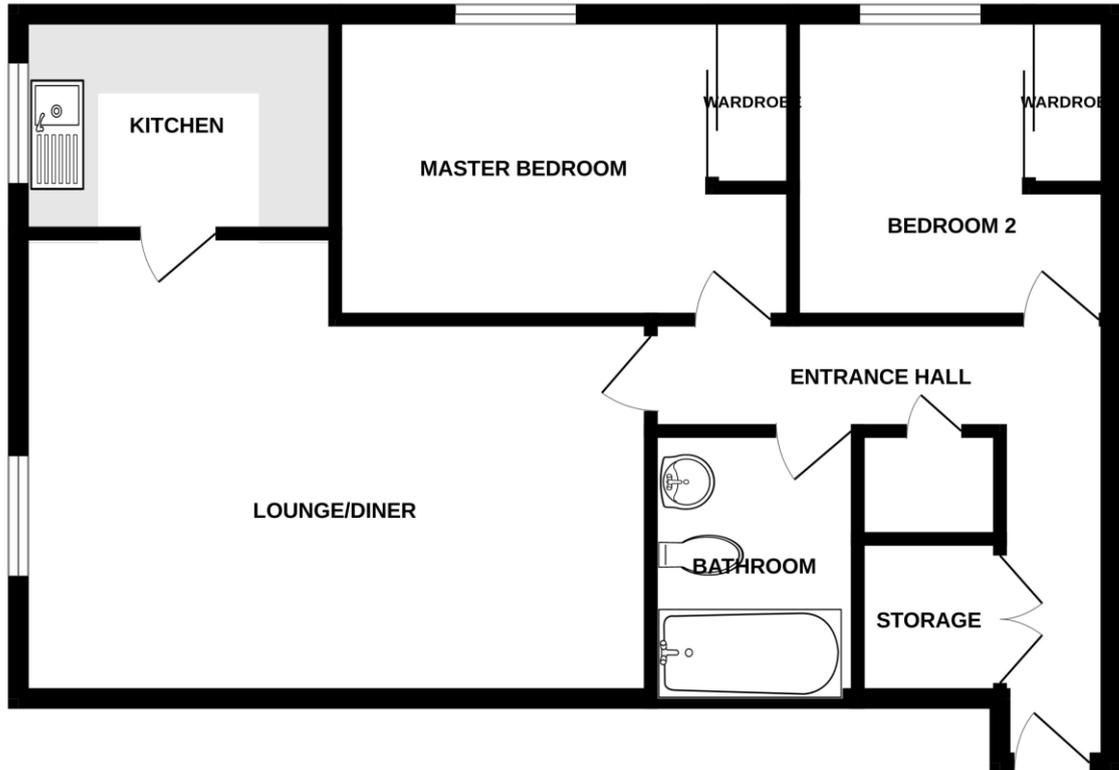


<https://www.winkworth.co.uk/sale/property/WBN260012>

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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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