



West Hill Road, Dorset, BH2

£170,000 *Leasehold*



Nestled in the heart of Bournemouth, this stylish one-bedroom apartment offers a superb blend of contemporary living and timeless coastal charm.

KEY FEATURES

- Modern purpose built block
- Ground floor
- One double bedroom
- Contemporary kitchen & bathroom
- Allocated parking
- Central location



Westbourne

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DESCRIPTION

Set within a well-maintained building, the property spans 38 square metres and is perfect for professionals, first-time buyers, or those seeking a smart seaside retreat. The showpiece open-plan kitchen and living area enjoys abundant natural light, enhanced by a striking feature bay window, creating an airy and inviting space for relaxation or entertaining guests.

The modern kitchen is fitted with quality appliances and sleek cabinetry, while the contemporary bathroom has been thoughtfully designed for both comfort and functionality. The double bedroom is generously proportioned, providing a peaceful haven at the end of a busy day.

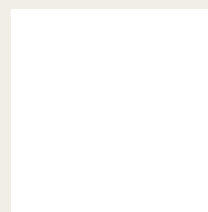
Convenience is assured with allocated parking for one car, making life easy whether commuting or enjoying leisure in the area. Step outside,

and you're moments from everything this vibrant stretch of Dorset's south coast has to offer.



LOCATION

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



<https://www.winkworth.co.uk/sale/property/WBN260397>

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: Leasehold

Term: 114 year and 11 months

Service Charge: £1248 per annum

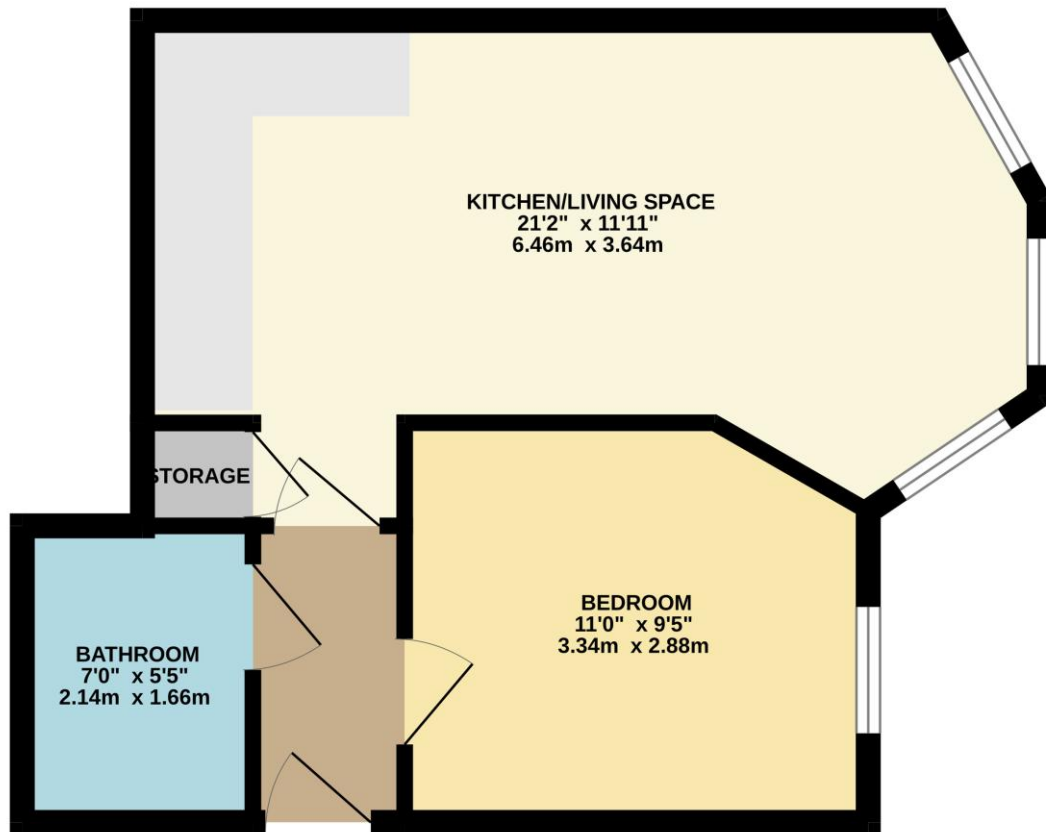
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: A

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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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