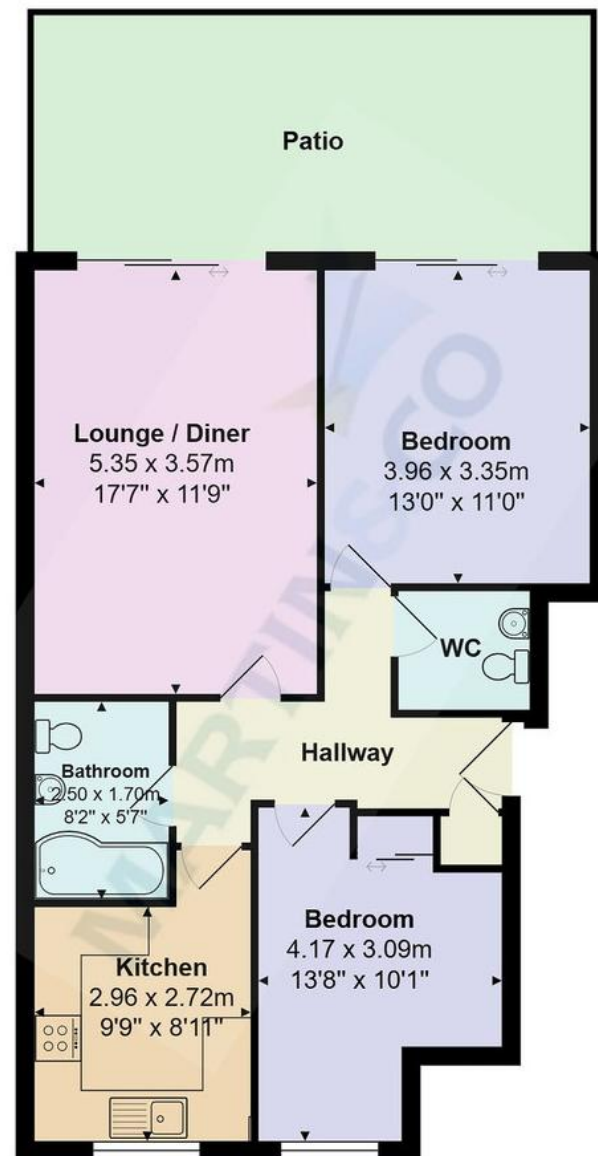


Property Location Westbourne



Total Area: 68.8 m² ... 740 ft² (excluding patio)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Surrey Road, Westbourne

Asking Price Of £235,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Secure Underground Parking

Additional Visitor Bays

Ground Floor

LARGE Private Patio Area

Sought After Area

Share Of Freehold

Close To Amenities

Gas Central Heating

Two Double Bedrooms

Bathroom & Additional WC

Prime Location

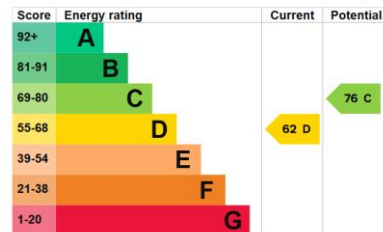


Why you'll like it

Positioned within one of BH4's most desirable residential pockets, this impressive two-bedroom ground floor apartment combines generous proportions, exceptional outdoor space and practical benefits rarely found in apartments of this kind.

From the moment you step inside, the sense of space is immediately apparent. The living/dining room is bright and well-balanced, offering ample room for both relaxation and entertaining, with doors opening directly onto a particularly large private patio - a standout feature of this home. This substantial outdoor area creates a seamless extension of the living space and provides the perfect setting for summer gatherings, outdoor dining or simply unwinding in your own private retreat.

The kitchen is thoughtfully arranged with good storage and worktop space, positioned conveniently for everyday living. Both bedrooms are well-proportioned, offering comfortable accommodation whether used as principal and guest rooms, or as a bedroom and home office. The property benefits from a modern bathroom along with the added practicality of a separate WC - an increasingly sought-after feature for guests and busy households.



Outside, the advantages continue. The apartment comes with underground secure residents parking and additional visitors parking bays, an invaluable asset in this prime location. Furthermore, the property is offered with a share of freehold, providing long-term peace of mind and enhanced control compared to many leasehold apartments.

Surrey Road sits within easy reach of Westbourne Village, local shops, cafes, and Bournemouth's award-winning beaches, making this an ideal home for those seeking both lifestyle and convenience.

A rare opportunity to acquire a ground floor apartment with genuine outdoor space, garage and parking in a highly regarded BH4 setting. Viewing is strongly recommended to appreciate the scale and quality of accommodation on offer.

Agent notes

Share Of Freehold -
Lease Length - 981 Years Remaining
Service Charge- £248.92 per month
Ground Rent- £0
Council Tax Band- C
EPC- D

