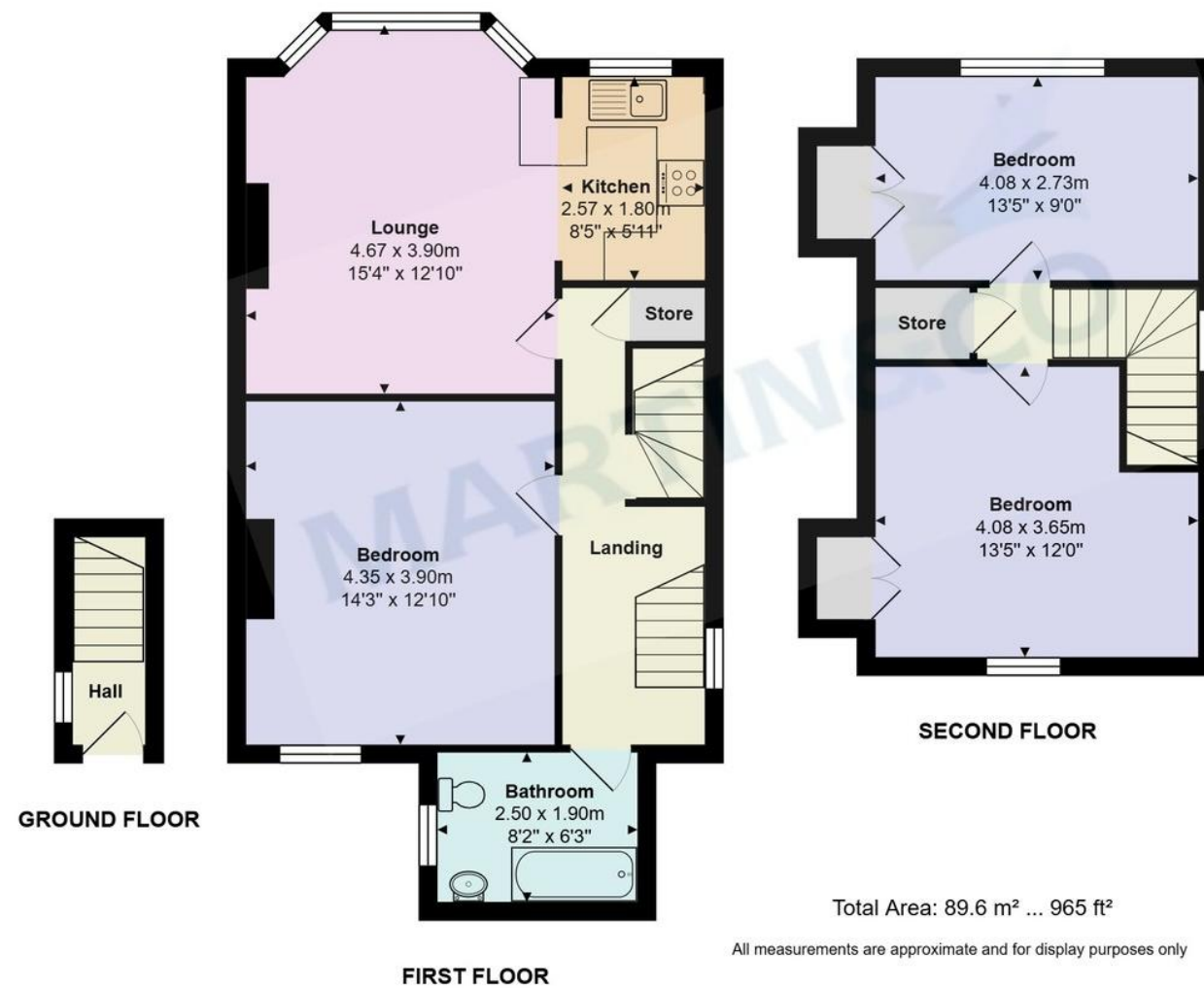


Property Location Borthwick Road, Bournemouth

Borthwick Road is a quiet residential road in the heart of Boscombe, Bournemouth (BH1), situated just inland from Boscombe's vibrant town centre and within easy reach of the award-winning coastline. The road connects with Palmerston Road, Walpole Road and Churchill Road, making it well positioned for access to both local amenities and major transport routes. Boscombe continues to be one of Bournemouth's most improved and sought-after districts, offering an excellent selection of independent cafés, restaurants, local shops and supermarkets. The award-winning sandy beaches, Victorian pier and promenade are within easy reach, whilst Bournemouth town centre is only a short distance away. Excellent transport links include nearby Bournemouth and Pokesdown railway stations providing direct services to London Waterloo, Southampton and beyond, together with convenient access to Bournemouth Airport.



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.

Borthwick Road, Bournemouth

Asking Price Of £185,000

Key features:

- First & Second Floor Maisonette
- Freehold Included
- Free On Road Parking
- 3 Double Bedrooms
- Character Features
- High Ceilings
- Bay Window
- Conservation Area with Play Park & Cafe
- Gas Central Heating
- Spacious Property
- First Time Buy
- Buy To Let Investment

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



A rare opportunity to acquire this exceptionally spacious three-bedroom first and second floor maisonette, forming part of an attractive Victorian conversion overlooking the historic Churchill Gardens Conservation Area. Combining generous accommodation, character features and the considerable benefit of acquiring the freehold interest, this property represents an outstanding home or long-term investment. Accessed from the ground floor and occupying the upper two floors of this elegant period building, the property offers well-balanced accommodation extending over two levels. Stairs rise to a welcoming first floor landing where the principal living accommodation can be found. The bright and spacious living room enjoys attractive bay windows overlooking the gardens, creating an excellent entertaining space with ample room for both living and dining. A fitted kitchen provides a practical layout with a range of storage cupboards, generous work surfaces and space for appliances.

The accommodation has double glazed windows throughout and is completed by three well-proportioned bedrooms, all offering excellent natural light and flexibility for growing families, home working or guest accommodation. The bathroom is fitted with a white shell suite and has recently benefited from the installation of a humidistat extractor fan, improving ventilation and comfort. The current owners have invested in a number of significant improvements including the installation of a new gas combination boiler in 2025, updated pipework and additional ventilation system within the living room. New compliant fire door and WIFI connected alarm system. The building itself has also benefited from ongoing investment, with the western roof slope having recently been replaced in 2025. Further improvement works to the eastern roof slope are scheduled for August 2026, creating an opportunity to incorporate additional 50mm insulation boards, enhancing the property's thermal efficiency

for years to come. One of the most significant features of this sale is the ownership structure. The purchaser will acquire the freehold of both the first floor maisonette and the ground floor apartment together with the benefit of a new 999-year lease for the maisonette. Ownership of the freehold also provides the potential for future financial benefit through lease extension premiums or other freeholder rights.

Agent's notes:

The Freehold for the whole building is included in the Sale.

Tenure: Freehold (Underlying Lease 999 Years on Completion)

FF Flat Lease: Extended 999 Years on Completion

GF Flat Lease: 61 Years Remaining

Annual Service Charge: As and When Basis - 50%

Annual Ground Rent: £50

Council Tax Band: B | EPC: E**

**To be upgraded with new insulation.

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

