



£280,000

11 Compton Lodge 17 Marlborough Road, Bournemouth, BH4 8DD

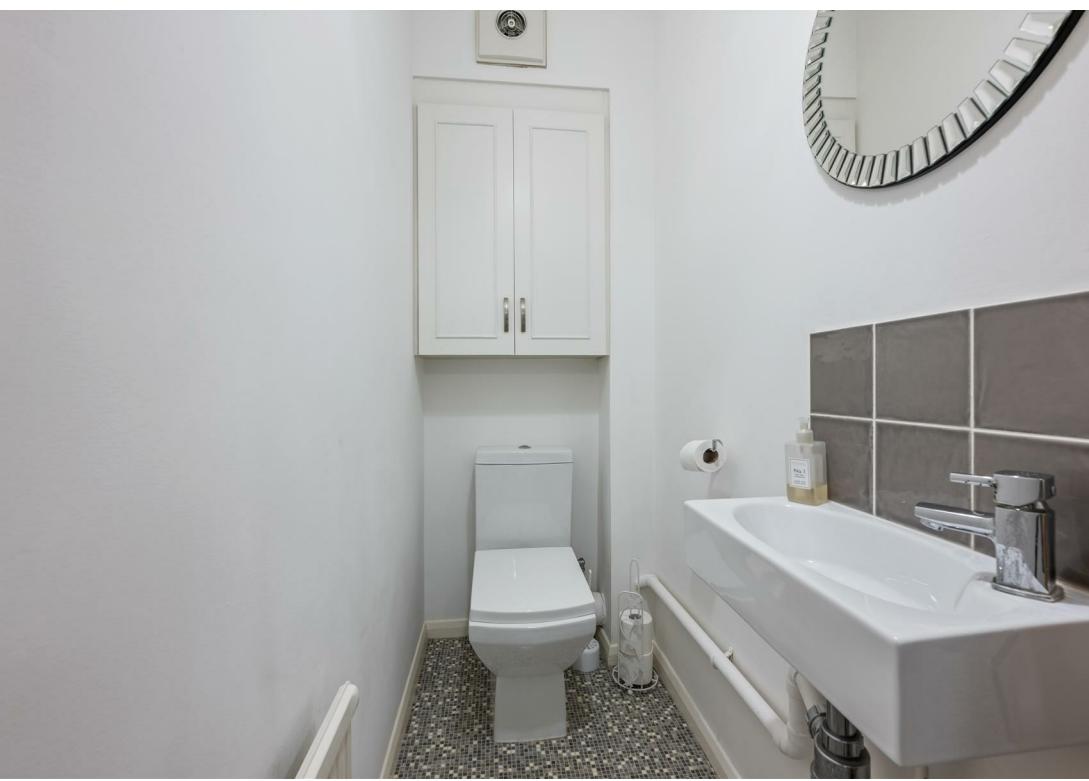


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Welcome to this charming second floor flat located on Marlborough Road, in the delightful coastal town of Westbourne. This property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The master bedroom features fitted wardrobes, providing ample built-in storage while maintaining a clean and spacious feel. The second double bedroom also offers generous proportions, ideal for guests, a home office, or additional family members.

As you enter, you are greeted by a spacious lounge and dining area, perfect for entertaining guests or enjoying quiet evenings in. The room is filled with natural light, creating a warm and inviting atmosphere. From the lounge, you can access a lovely south-facing balcony, where you can bask in the sun and enjoy the fresh sea air.

The flat also features a well-appointed bathroom, complete with a full-size bath and a separate shower cubicle, combining style and practicality to suit all preferences.

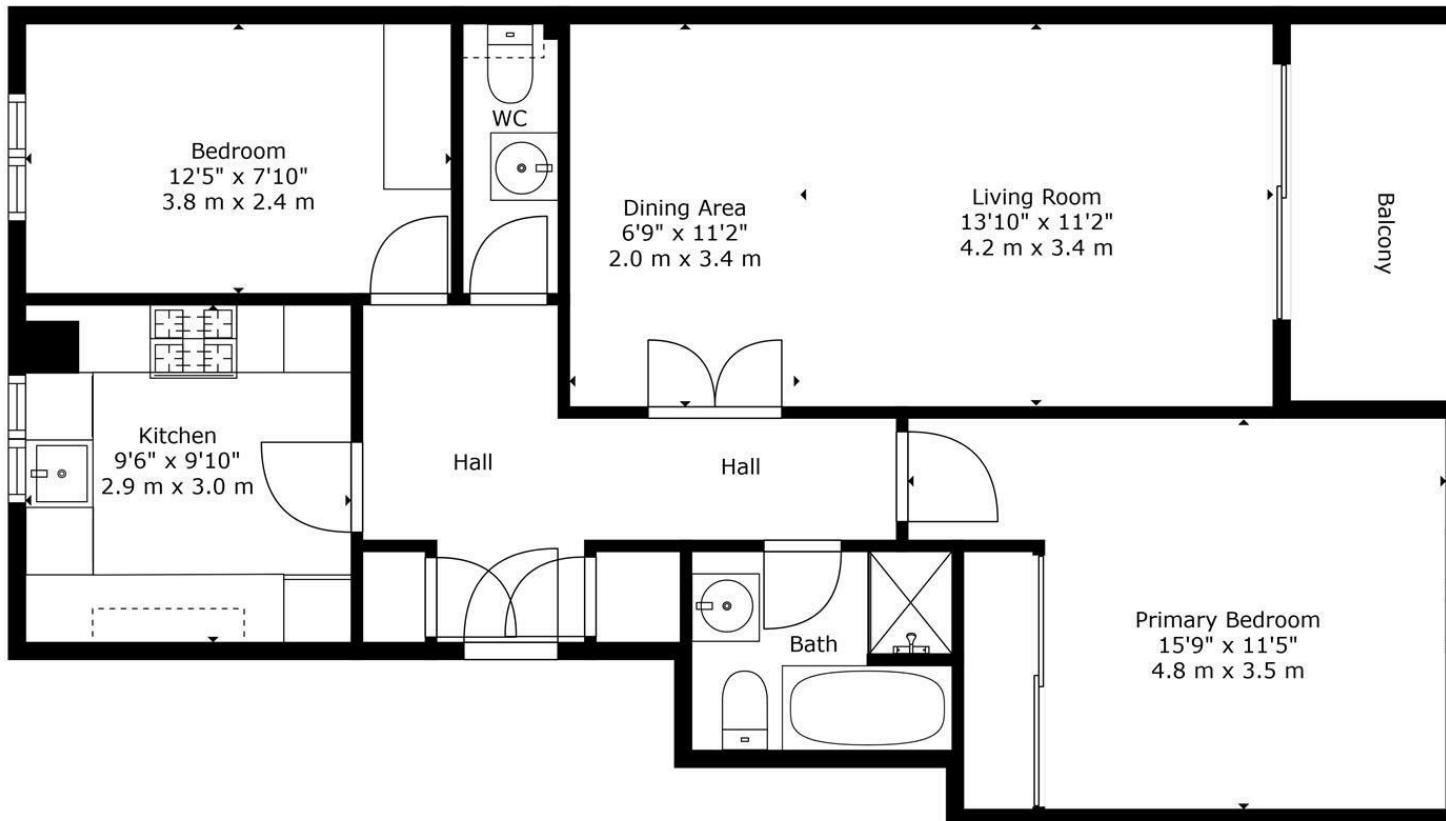
Additionally, the property comes with the added benefit of a garage, providing secure parking and extra storage space.

Situated within walking distance to Middle Chine and the vibrant Westbourne high street, you will find an array of shops, cafes, and amenities right at your doorstep. This prime location allows for easy access to the beautiful beaches of Bournemouth, making it perfect for those who enjoy coastal living.

In summary, this second floor flat offers a wonderful blend of comfort, convenience, and coastal charm. With its spacious layout, outdoor balcony, and prime location, it presents an excellent opportunity for anyone looking to settle in this sought-after area. Do not miss the chance to make this delightful property your new home.

FEATURES & SPECIFICATIONS

- Two double bedrooms
- Spacious lounge/diner
- South facing balcony
- Includes a garage
- Top floor flat
- Close to Westbourne High Street and Middle Chine
- Bathroom and separate W.C.
- Viewing recommended



PROPERTY
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GROUP

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.

TOTAL: 785 sq. ft, 73 m²

FLOOR 1: 785 sq. ft, 73 m²

EXCLUDED AREAS: BALCONY: 52 sq. ft, 5 m², WALLS: 68 sq. ft, 6 m²



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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