





Highly desirable, spacious, ground floor garden apartment a prime position on one of Westbourne's most sought-after roads, just yards from the bus stop and high street; nestled within the exclusive 'Golden Grid' this rare opportunity has the benefit of being offered with no chain and a Sale Guide Price of £300,000 +

Just a stone's throw from the vibrant heart of Westbourne Village, residents can enjoy an unmatched array of boutique shopping, charming cafés, and popular restaurants. The golden sands of Alum Chine's picturesque Blue Flag beaches are also nearby, offering idyllic coastal walks and a true taste of seaside living.

This apartment forms part of this small modern development, consisting of just six spacious apartments. Stand-out features are the generous room sizes and potential to create a third bedroom or study from the dining area off the lounge (subject to consent). The good size double bedrooms each benefit from ample built-in wardrobes, with the main bedroom suite having an ensuite shower room. Additional features are the gas fired central heating, double glazing and a pitched roof garage (with power and light). The heart of this home is the impressively large lounge with separate dining room, featuring large sliding patio doors out onto a private patio area - perfect for relaxing while overlooking the beautifully maintained communal gardens.



A good size separate kitchen breakfast room provides ample space and has a feature window and breakfast bar. The accommodation further comprises a family bathroom and large hallway with practical storage cupboards, ensuring a place for everything.

This is an exciting opportunity to acquire a highly desirable ground floor 'Golden Grid' apartment, with excellent transport links and the super local amenities, all very close at hand. Viewings strictly by prior appointment with the Sellers Sole Selling Agent.

COMMUNAL HALLWAY

ENTRANCE HALL

13' 1" x 3' 11" (3.99m x 1.19m) + 4' 5" x 2' 11" (1.35m x 0.89m) + 5' 0" x 2' 11" (1.52m x 0.89m)

LOUNGE AREA

17' 0" x 13' 1" (5.18m x 3.99m)

DINING AREA

9' 7" x 9' 3" (2.92m x 2.82m)

PATIO AREA

11' 5" x 7' 0" (3.48m x 2.13m)

KITCHEN/BREAKFAST ROOM

13' 0" x 9' 0" exc window (3.96m x 2.74m)

BEDROOM ONE

13' 1" x 10' 2" exc ward (3.99m x 3.1m)

ENSUITE

6' 10" x 6' 0" (2.08m x 1.83m)

BEDROOM TWO

13' 5" max inc ward x 8' 10" (4.09m x 2.69m)

BATHROOM

6' 6" x 5' 11" (1.98m x 1.8m)

COMMUNAL GARDENS

GARAGE

17' 1" x 8' 7" (7' wide doorway) (5.21m x 2.62m, 2.13m at doorway)

TENURE & CHARGES

- Leasehold with remainder of 999 year Lease from 29/9/09 and a Share of Freehold
- Service Charge: £TBC per annum (approximately)
- Council Tax: Band 'D' = £2254 (2025/26)



- EPC Rating: TBC

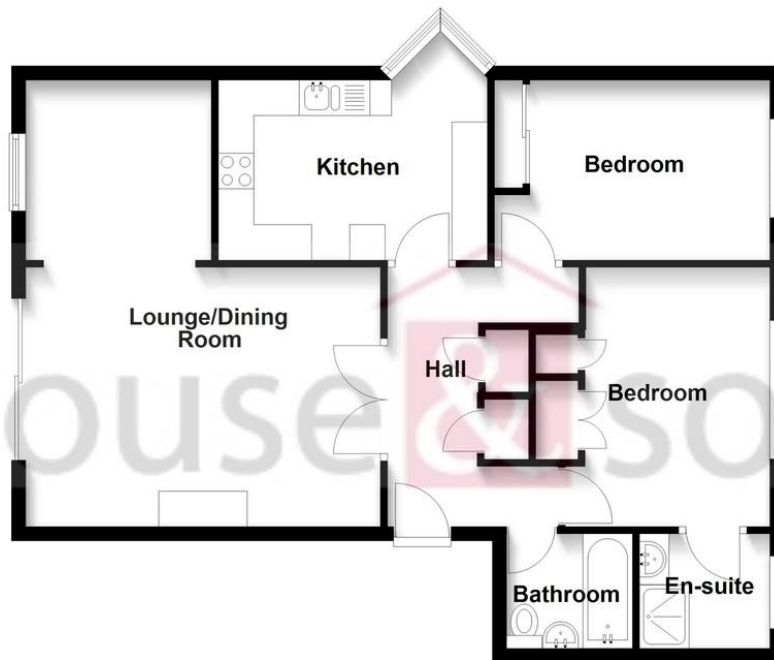
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of



Ground Floor



Total area: approx. 73.3 sq. metres (788.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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