



Connells

Sandown House Westby Road
Bournemouth



Property Description

Connells are delighted to present this first-floor flat on Westby Road offering two bright double bedrooms and two contemporary bathrooms, a lounge with a small south facing balcony, and a good sized kitchen. Enhanced by newly installed carpets that add warmth and sophistication, this property is a must see. Designed for convenience, the property boasts a share of the freehold, allocated on-site parking, and is available as a vacant possession—ensuring a seamless transition for its next occupants. This move-in-ready residence effortlessly blends practicality. Situated in the vibrant BH5 1HE postcode area of Bournemouth, this flat places you in one of the South Coast's most desirable neighbourhoods. The area is celebrated for its thriving high streets, independent boutiques, and excellent eateries, all within a short stroll. Parks like Dean Park offer green spaces to unwind, while top-rated schools and easy access to transport hubs (including Bournemouth Railway Station) make it perfect for commuters.

Approach

Access to the property is via a communal door to the side of the building with a staircase leading to the first floor, where the flat door is located.

Hallway

Entering the flat into the spacious hallway with radiator, intercom, plug sockets and newly carpeted flooring.

Sitting Room

front aspect UPVC double doors with side windows leading to small balcony area, further side aspect double glazed window, two radiators, USB sockets and newly carpeted flooring.

Kitchen

Matching wall and base units, electric oven, gas hob, integrated washing machine, dishwasher and fridge freezer, boiler, side aspect double glazed window and laminate flooring.

Bedroom 1

Front aspect UPVC double glazed window, radiator, USB sockets and newly carpeted flooring.

En Suite

A suite comprising a shower unit, WC and separate hand basin. Underfloor heating, towel rail, tiled/painted walls and tiled flooring.

Bedroom 2

A good sized double bedroom with side aspect double glazed window, radiator, USB plug sockets and new carpeted flooring,

Bathroom

A suite comprising of a bath, WC and hand basin, heated towel rail and underfloor heating, tiled/painted walls and tiled flooring.

Agents Notes;

Lease: 189 years from 31 May 2006

Service Charge: £1059 per annum

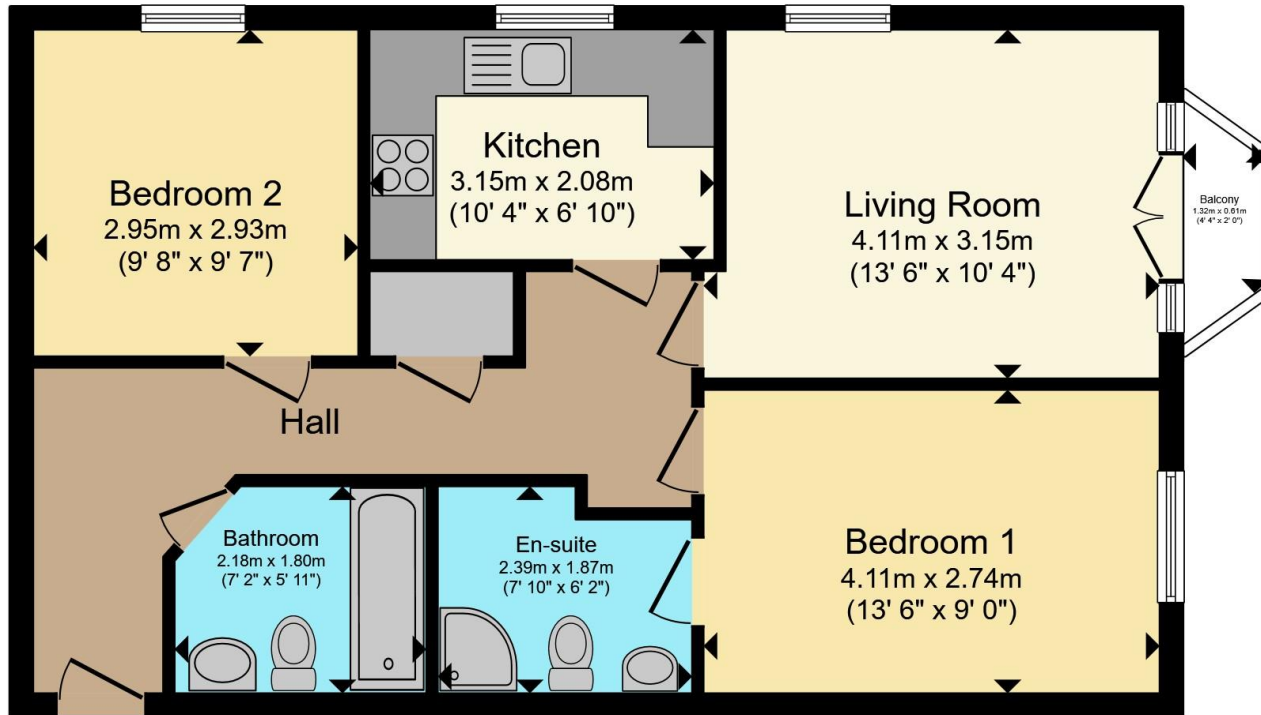
Ground Rent: £0 (Share of freehold)

Council Tax Band B - BCP Council









Total floor area 60.8 m² (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1059.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306528

This is a Leasehold property with details as follows; Term of Lease 174 years from 29 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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