

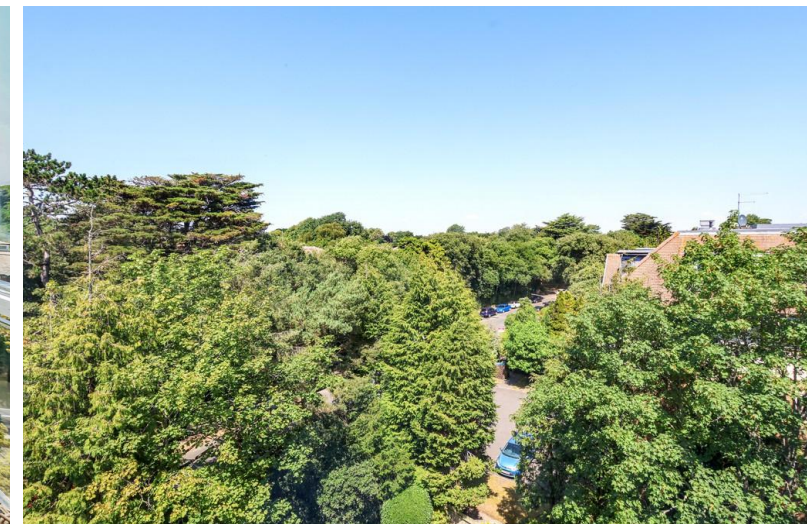
Property Location Westbourne, Bournemouth

Westbourne, Bournemouth is an attractive and well-established coastal suburb located just west of Bournemouth town centre, often described as a “village within the town” due to its independent shops, cafés, restaurants and relaxed atmosphere. It sits conveniently between Bournemouth and Poole, making it a popular choice for professionals, families, retirees and second-home buyers.



Total Area: 96.1 m² ... 1034 ft² (excluding balcony)

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.

Chine Crescent Road, Bournemouth

Asking Price Of £300,000

Martin & Co Bournemouth

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Key features:

- Share of Freehold
- Pets Permitted
- Subletting Permitted
- No Forward Chain
- Partial Sea Views
- Winter Garden
- 3 Bed Apartment
- Double Bedrooms
- 5th Floor Apartment
- Private Balcony
- Immaculate Finish
- Lift Access
- Communal Parking
- Two Communal Sun Terraces
- Secure Underground Garage



Why you'll like it

Situated within the highly regarded Ashdown development in Westbourne, this exceptional fifth-floor apartment offers approximately 1034 sq ft of beautifully presented contemporary accommodation. Combining generous proportions with a modern finish throughout, this impressive home benefits from a share of the freehold, no forward chain, secure underground garage, additional dual communal parking, two communal sun terraces and beautifully maintained communal gardens. Perfectly suited to professionals, downsizers, families or those seeking a stylish coastal retreat.

The apartment has been thoughtfully designed to maximise space and natural light, with a spacious entrance hall leading to well-proportioned living accommodation. The impressive open-plan living and dining area provides a superb space for both relaxing and entertaining, flowing seamlessly into the enclosed winter garden, where partial sea views create a wonderful setting to enjoy throughout the year.

The modern fitted kitchen is finished to a high standard, offering a sleek and practical space with integrated appliances and excellent storage. The property features three generous double bedrooms, providing flexible accommodation for family, guests or those requiring additional space for home working. A contemporary bathroom suite completes the internal accommodation, with the entire apartment presented in immaculate condition throughout. Further benefits lift access and attractive communal gardens, creating a well-maintained and convenient environment. The development is also pet friendly and subletting is permitted, making it a rare and appealing option for apartment

living. Ideally positioned just a five-minute walk from the beach and moments from the vibrant amenities of Westbourne Village, residents have an excellent selection of cafés, restaurants, boutiques and everyday facilities close by. Bournemouth town centre, award-winning beaches and excellent transport links are all within easy reach.

Offering spacious coastal living, a premium modern finish and an enviable location, this outstanding apartment presents a fantastic opportunity to acquire a stylish home in one of Bournemouth's most desirable areas.

Agent's notes:

Tenure: Share of Freehold

Term: 987 years remaining

Annual Service Charge: £3,484

Annual Ground Rent: NIL

Council Tax: D | EPC: C

Pets: Permitted

Subletting: Permitted

Holiday Lets: Not Permitted

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

