Flat 6
Poole Road | Westbourne | Bournemouth | BH4 9DB

Asking Price £435,000

Q SALES & LETTINGS

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A modern and spacious THREE-bedroom first-floor apartment, ideally situated in the heart of Westbourne.

The property features a large open lounge and dining area, enhanced by high ceilings throughout, creating a bright and airy feel. The lounge also leads onto the large sunny terrace also accessed from master bedroom.
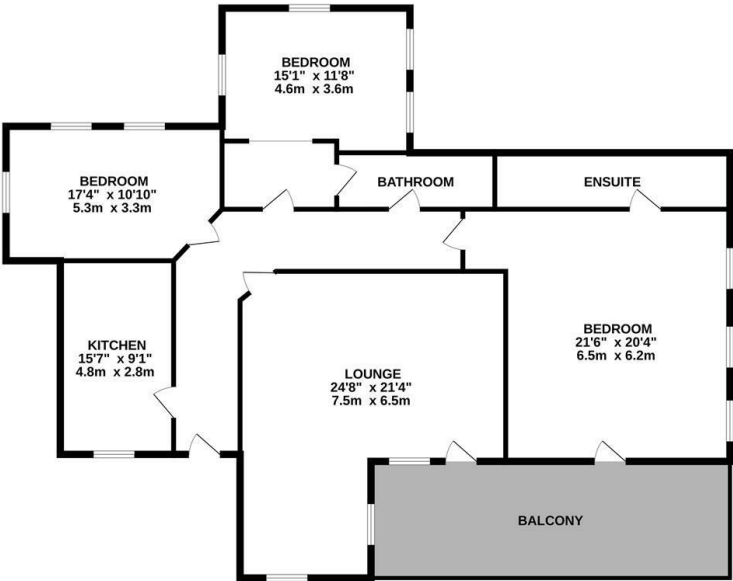
The well-proportioned kitchen is fitted with an oven, hob and extractor hood.

The master bedroom benefits from a private en-suite bathroom with separate shower enclosure.

- THREE bedroom first floor apartment located in Westbourne.
- Large sunny terrace accessed from lounge and master bedroom
- The master bedroom benefits from a private en-suite bathroom with seperate shower enclosure.
- High ceilings throughout

- Modern throughout
- The hallway includes a Jack & Jill bathroom, which could be a family bathroom.
- Further highlights include a generous balcony, ideal for outdoor relaxation, and one allocated parking space.
- Gas centrally heated throughout.

GROUND FLOOR

BEDROOM
15'1" x 11'8"
4.6m x 3.6m

BEDROOM
17'4" x 10'10"
5.3m x 3.3m

BATHROOM

ENSUITE

KITCHEN
15'7" x 9'1"
4.8m x 2.8m

LOUNGE
24'8" x 21'4"
7.5m x 6.5m

BEDROOM
21'6" x 20'4"
6.5m x 6.2m

BALCONY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Garden Studio
105 Orchard Avenue
Poole
Dorset
BH14 8AH
Jamie@qsaleslettings.co.uk