



3c Nelson Road, Westbourne, Dorset. BH4 9JA

Guide Price £215,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A fantastic bright and spacious two double bedroom maisonette set over the first and second floors of this character building within walking distance of Westbourne centre and the local beaches. The property benefits from being well presented throughout with an allocated parking space and use of the communal gardens. No forward chain.



COMMUNAL ENTRANCE

Communal entrance with entry phone system leads into the Communal entrance hallway with stairs rising to the first floor and personal entrance door to the property.

ENTRANCE HALL

A wide and welcoming space with wall mounted panelled radiator, ceiling light point, door to:

BEDROOM 2 (31' 10" MAX X 39' 9" MAX) OR (9.70M MAX X 12.11M MAX)

A fantastic room with high ceilings, sash window to side, ceiling light point, power points and wall mounted panelled radiator.

BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap and independent shower fittings over with rainforest shower head and wrap around shower screen, pedestal wash hand basin and low level flush WC. chrome ladder style towel radiator, ceiling light point, part tiled walls and tiled shower surround.

LIVING/DINING ROOM (15' 0" X 13' 7") OR (4.58M X 4.13M)

A wonderful reception room with large Sash window to the side aspect, feature spiral staircase to the second floor, wall mounted panelled radiator, inset ceiling spotlights, wood flooring, built in television cabinet, door to the:

KITCHEN (8' 9" X 10' 0") OR (2.67M X 3.04M)

Fitted with a superb range of base and wall mounted gloss fronted cupboard and drawer units with areas of laminate roll top work surface over. Space for freestanding fridge/freezer, space and plumbing for washing machine, wall mounted Gas fired boiler, inset four burner Gas hob with stainless steel extractor canopy over and electric oven beneath. ceiling light point, breakfast bar with space for seating, window to side.

BEDROOM 1 (15' 8" X 17' 1") OR (4.78M X 5.20M)

A lovely and bright principal bedroom with two double glazed velux style rooflights to the side, ceiling spotlights, power points, door then leads through to the:

WALK IN WARDROBE

a versatile room with steps leading down and velux style roof light to the side, restricted head height in places but offering plenty of room for a walk-in wardrobe or home office.

BATHROOM 2

Fitted with a white suite comprising panel enclosed bath with mixer tap and hand shower attachment, low level flush WC and wash hand basin, part tiled walls, ceiling light point, velux style window to rear.

OUTSIDE

The property enjoys the benefit of communal grounds to the rear laid mainly to lawn with a pathway to the side leading to:

THE APPROACH

Laid primarily to pea gravel and providing an allocated off road parking space for the property with a visitors parking space for the block sited opposite.

LEASEHOLD & MAINTENANCE FEES

The property benefits from an extended lease with around 174 years remaining. Maintenance and buildings insurance contribution is currently around £700 per annum and a peppercorn Ground Rent per annum.

DIRECTIONAL NOTE

From Bournemouth proceed to Westbourne along Poole Road and at the Traffic lights turn right into Queens Road. Proceed down the hill and under the underpass turning right into Surrey Road when signed. Continue to the end of the road, turning left onto Prince of Wales Road then right into Nelson Road. Follow the road around the sharp corner where the property will be found on the right hand side just afterwards.

PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

AGENTS NOTE

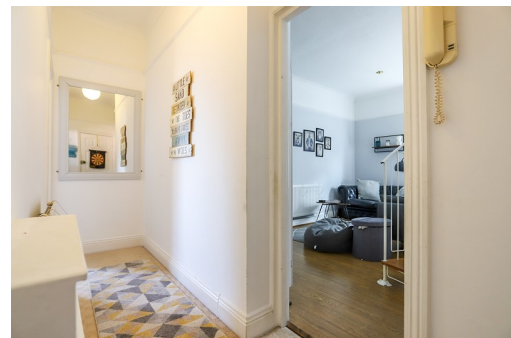
These pictures have been taken through the course of the existing tenancy and may not be a true reflection of the current condition of the property.

TENURE

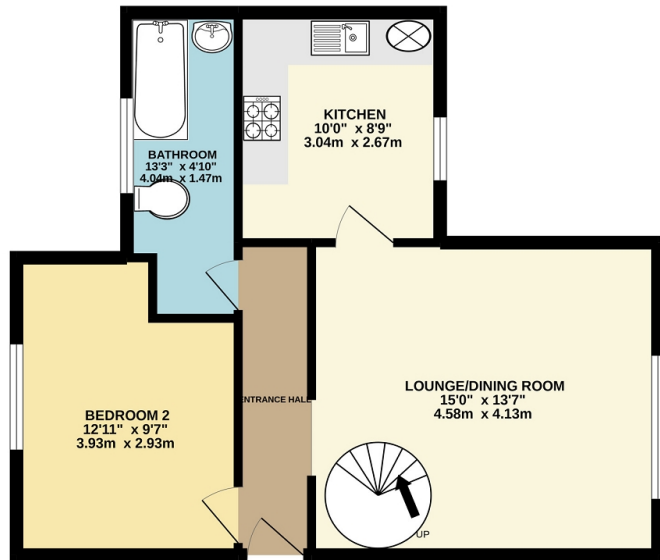
The resale tenure for this property is Leasehold

EPC RATING

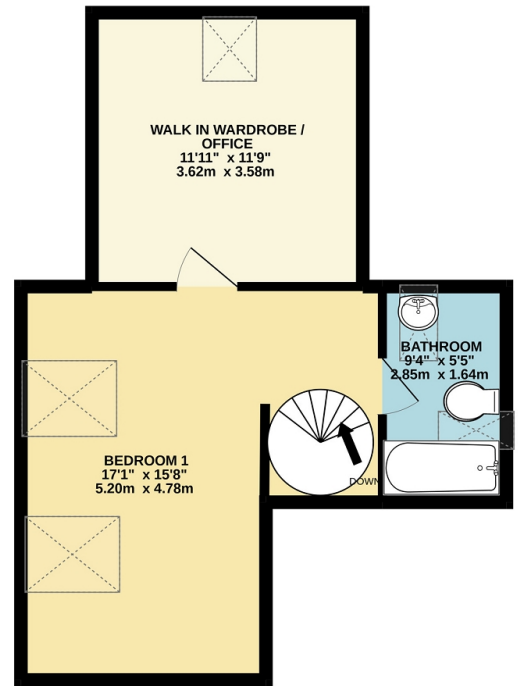
The EPC rating for this property is C73



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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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