



Flat 8

Poole Road | Westbourne | Bournemouth | BH4 9DB

Asking Price £379,950



**QSALES &
LETTINGS**

Flat 8

Poole Road | Westbourne
Bournemouth | BH4 9DB
Asking Price £379,950

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.

The hallway includes a Jack & Jill bathroom, which could be a family bathroom.

There is also a separate dressing area, adding to the practicality of the layout.

Further highlights include a generous balcony, ideal for outdoor relaxation, and one allocated parking space.

Ideally located close to Alum Chine beaches and Westbourne, with its wide selection of bars, restaurants and local amenities all within easy reach. Fantastic commuting links as Bournemouth train station is a short distance away.

Gas centrally heated throughout.

No holiday or short term lets permitted.

Leasehold with 125 years remaining from March 2001.

Virtual Tour <https://www.madesnappy.co.uk/tour/1g15aag2c4bb>

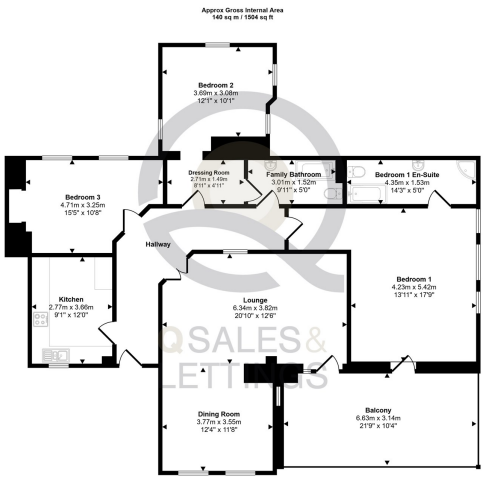
Service charge £3600 Per Annum

Ground rent £250 Per Annum

Sold as vacant possession & no forward chain.

EPC: C
Council tax band: E

To arrange a viewing, please call 01202 283654



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Sizes of items such as bathroom suites are representative only and may not suit for the new home. Made with Make Energy 200.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THREE bedroom first floor
apartment located in
Westbourne.

Large sunny terrace
accessed from lounge and
master bedroom

- 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.
- Sold as vacant possession & no chain
- The master bedroom benefits from a private en-suite bathroom with separate shower enclosure.
- High ceilings throughout
- Leasehold with 125 years remaining from March 2001.