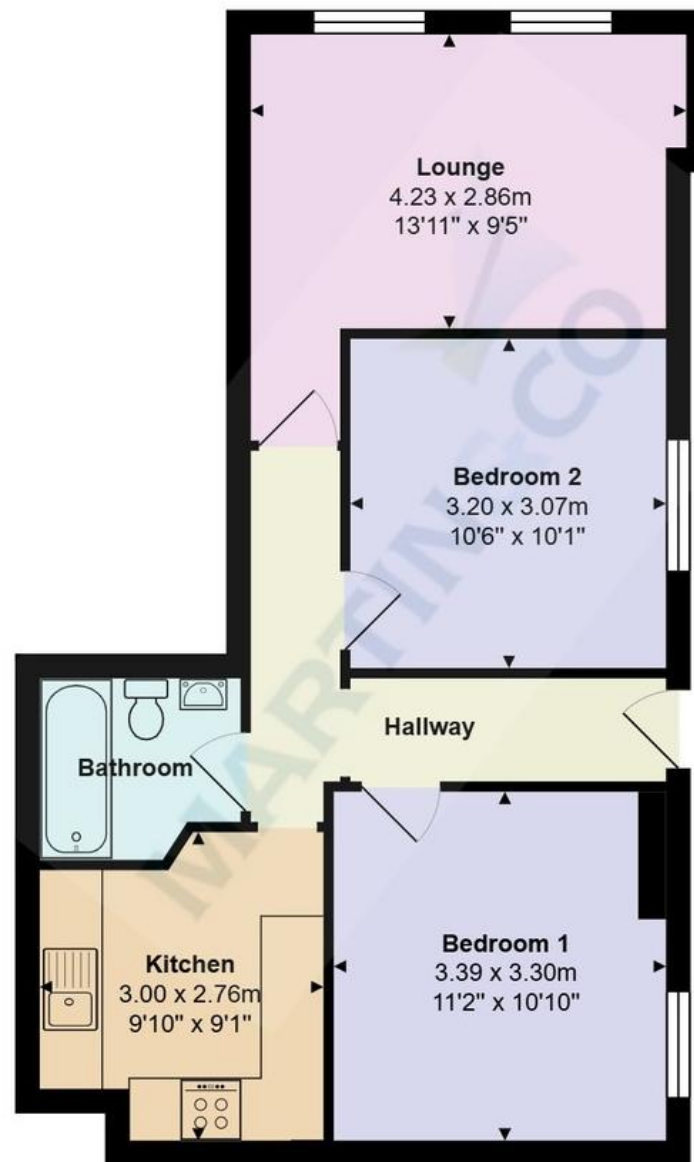


Property Location Boscombe, Bournemouth

Situated in a popular residential location within Boscombe, Westby Road benefits from excellent access to the seafront, Boscombe's vibrant range of shops, cafés and restaurants, and convenient transport links towards Bournemouth town centre and surrounding areas.



Total Area: 52.4 m² ... 564 ft²

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.



Westby Road, Bournemouth

Offers Over £180,000

Martin & Co Bournemouth

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T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- Share of Freehold
- Two Bedroom Flat
- Ground Floor
- Double Bedroom
- Patio Area
- Tall Ceiling
- Large Storage Cellar
- Allocated Parking
- Gas Central Heating
- Close to Southbourne
- Close to the Beach
- Pets Allowed on Request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Ideally positioned on Westby Road, this well-located ground floor two-bedroom apartment offers an excellent opportunity for first-time buyers, investors or those looking for a convenient coastal home. The property benefits from a patio area, allocated parking and a large storage cellar, providing a particularly practical combination of indoor and outdoor space.

The apartment offers two well-proportioned bedrooms and comfortable accommodation throughout, with gas central heating providing additional everyday convenience. The ground floor position makes the property easily accessible and is particularly appealing to those looking for convenient apartment living.

One of the property's standout features is the large storage cellar located beneath the flat. The cellar is currently not in use but is accessible from within the property, with some alterations and works required to enable future use. The property also benefits from allocated parking, adding further convenience and making day-to-day living particularly practical.

The patio area provides useful outdoor space, offering an opportunity to sit outside and enjoy some fresh air without the maintenance associated with a larger garden.

The location is another key attraction, with Southbourne Grove within easy reach. The popular high street offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. For those looking to enjoy the coast, Southbourne's sandy beach is also within walking distance, making this an appealing choice for anyone wanting to combine convenient living with easy access to the seaside.

With its two-bedroom layout, ground floor position, allocated parking, useful patio area and substantial storage cellar, the property offers excellent flexibility for a range of purchasers. It would make an ideal first-time buy, while also presenting an excellent investment opportunity for those looking to add a well-located property to their portfolio.

Combining practical accommodation with an enviable coastal location, this apartment is well worth an early viewing.

Agent's Notes:

Tenure: Share of Freehold
 Lease: 975 Years Remaining
 Annual Service Charge: £1,688.20
 Annual Ground Rent: £NIL
 Council Tax Band: B | EPC: C
 Holiday Lets: Not Permitted
 Pets: On Request

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.

