



Flat 8

Poole Road | Westbourne | Bournemouth | BH4 9DB

Asking Price £374,950



QSALES &
LETTINGS

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A modern three-bedroom first-floor apartment in the heart of Westbourne, with high ceilings that give a real sense of space, generous living accommodation and a large sunny terrace accessed from both the lounge and principal bedroom.

The spacious lounge and dining area is particularly impressive, with generous proportions and plenty of natural light. Doors open onto the large terrace, creating a natural connection between the apartment and its private outdoor space.

The principal bedroom is a generous double with its own en-suite bathroom and separate shower enclosure. Two further bedrooms provide flexibility for family, guests or working from home, while the Jack & Jill bathroom adds useful practicality.

The kitchen is fitted with an oven, hob and extractor, while gas central heating is provided throughout. One allocated parking space adds valuable convenience.

Westbourne is on the doorstep, with cafés, restaurants, bars, independent shops and everyday amenities close by. Alum Chine beach is also within easy reach, with Bournemouth and the wider coast conveniently accessible.

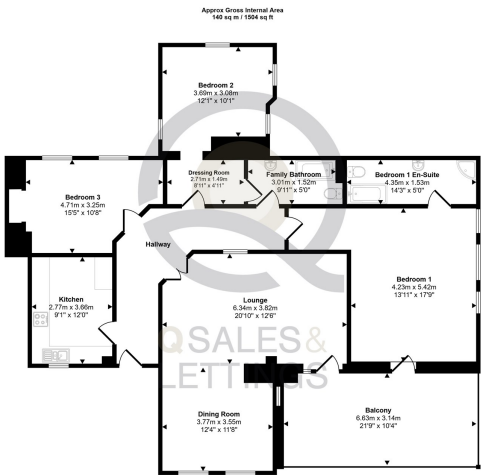
Offered with vacant possession and no forward chain, the property is leasehold with 125 years remaining from March 2001.

What We Like

The terrace. Direct access from both the lounge and principal bedroom gives the apartment a genuine connection with the outdoors, while the high ceilings add to the feeling of space throughout.

Things to Know

- Tenure: Leasehold
- Lease: 125 years remaining from March 2001
- Council Tax Band: E
- EPC Rating: C
- Service Charge: £3,600 per annum
- Ground Rent: £250 per annum
- Allocated parking
- Gas central heating
- No holiday or short-term lets permitted
- Vacant possession with no forward chain



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. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Mass Group 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
Large sunny private terrace

Principal bedroom with en-suite
Allocated parking
125 years remaining from March 2001

- High ceilings creating a real sense of space
- Terrace accessed from lounge and principal bedroom
- Two bathrooms
- Heart of Westbourne
- EPC Rating C and Council Tax Band E