



**SEAMOR ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4**

**£167,000 LEASEHOLD**

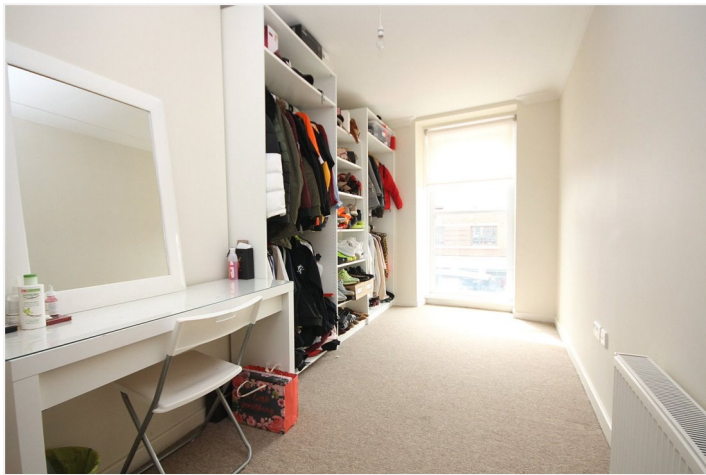
This spacious two double bedroom first floor apartment is located in the heart of Westbourne and is a stone's throw from the superb range of independent shops bars and restaurants. Also nearby are the award-winning sandy beaches Alum Chine. The apartment is bright throughout, presented in excellent order, is incredibly conveniently located and viewing is highly recommended

Two double bedrooms | First floor | Well presented throughout | Bright and spacious accommodation | Situated in the heart of Westbourne village | Close to award-winning sandy beaches

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Westbourne village offers a variety of independent shops, popular restaurants and coffee houses, as well as known high street names such as Marks & Spencer and Boots. Close to the Sea, enjoy a short scenic walk through the delightful Alum Chine to renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole, with the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. Well supported by public transport. Good local & regional bus service and National Express coach stop direct to Central London within 3hrs. Nearby railway station within walking distance at Branksome, with direct trains to Central London in just 2hrs. The Bournemouth area also boasts a superb shopping area.



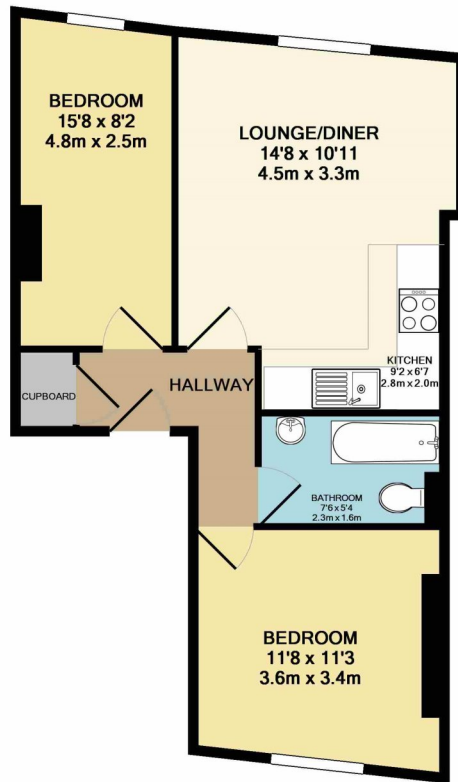


## DESCRIPTION

The property is accessed through a secure communal entrance door which leads into the communal hallways which are incredibly well presented. There is a bike storage area on the ground floor. Stairs lead to the first floor landing where the apartment can be found along with a private storage cupboard. The lounge is open plan to the kitchen and has large southerly aspect windows which flood the room with light. The kitchen area is fitted with an excellent range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a built in oven and inset hob with matching cooker hood over and space for a tall fridge freezer and a washing machine.

The master bedroom is a good size double room with plenty of space for a double bed and wardrobes as required and has a rear aspect window. The second bedroom is another spacious double room with a large southerly aspect window and again has space for wardrobes as desired. The bathroom is fitted in a modern style and comprises a panel enclosed bath with shower attachment over and glass screen, a low-level wc and a pedestal wash hand basin.

The property is located in the heart of Westbourne Village and as such, is ideally located for the superb range of shops bars and restaurants, all of which are stone's throw away.



TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: B**

**TENURE:** Leasehold – 990 Years remaining

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £500 per annum

## AT A GLANCE

- Two double bedrooms
- First floor
- Well presented throughout
- Bright and spacious accommodation
- Situated in the heart of Westbourne village
- Close to award-winning sandy beaches

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Westbourne | 01202 767633 |

**Winkworth**