



SURREY ROAD, BOURNEMOUTH, DORSET, BH4

£195,000 SHARE OF FREEHOLD

This beautifully presented ground floor garden apartment has its own private entrance and is situated on the popular Surrey Road being within walking distance of the superb selection of shops bars and restaurants in Westbourne Village. Also nearby are the award-winning sandy beaches, Bournemouth Gardens and Bournemouth town centre. This is a unique opportunity to acquire a garden apartment in a superb location

Large secluded garden | Private entrance | Garage and off-road parking | One double bedroom | Convenient location | Character conversion | Close to Westbourne Village

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas. The nearby Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

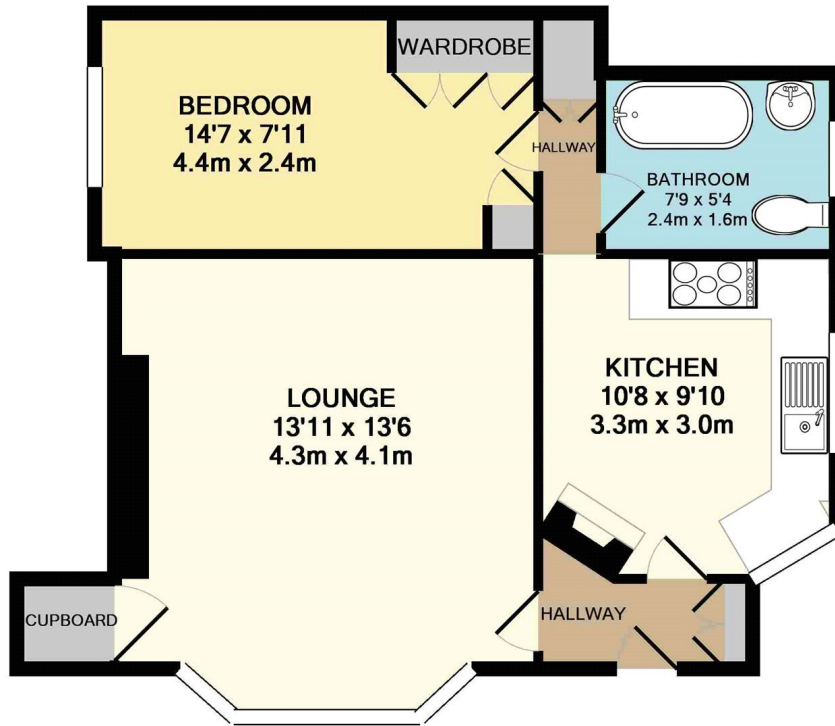
The apartment is accessed via its own private entrance which opens into the entrance hallway which in turn leads to the kitchen and lounge. The property benefits from newly fitted double glazed windows and gas central heating throughout.

The lounge is a bright and spacious room with high ceilings, a large bay window and a feature open fire place. The lounge has plenty of space for a dining table and chairs which currently sit perfectly in the bay window area and a sofa suite. The kitchen is another good size room and offers an excellent range of cupboard and drawer units, adjoin work surface areas, range cooker with induction hob, integrated dishwasher and space and plumbing for washing machine. The kitchen also benefits from large front aspect windows and feature fireplace.

The bedroom is a double room enjoying a pleasant leafy aspect and again benefits from very high ceilings and has a range of built in wardrobes providing floor to ceiling storage. The bathroom is tiled and comprises a claw & ball roll top bath with shower and a shower screen, a low level wc, pedestal wash hand basin and an opening window.

The large mature garden is accessed via the main door and has a fully decked dining area as well as lawned area beyond with additional seating. Arguably the finest feature of the garden is the large summer house, complete with lighting this space is a beautiful south facing sun trap and is accessed via steps from the lawn, this space has also been completed with artificial grass, a new fence and shed for garden storage.

Steps down to the front of the property provide access to the driveway and garage beyond. The garage is perfect for additional storage or additional parking.



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
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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: A

TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: As & When

AT A GLANCE

- Large secluded garden
- Private entrance
- Garage and off-road parking
- One double bedroom
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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