



**CHISLEHURST, GROSVENOR ROAD, WESTBOURNE, BOURNEMOUTH, BH4**

**£239,950 SHARE OF FREEHOLD**

An immaculately presented, bright and spacious one bedroom ground floor apartment set within a small and well managed purpose built development which is just a short level walk to popular shops bars and restaurants in Westbourne whilst also being close to the beach. The property was fully refurbished just two years ago and is offered with vacant possession.

Ground floor | One double bedroom | Large lounge diner | Modern kitchen | Contemporary bathroom | Excellent storage | Garage

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

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.



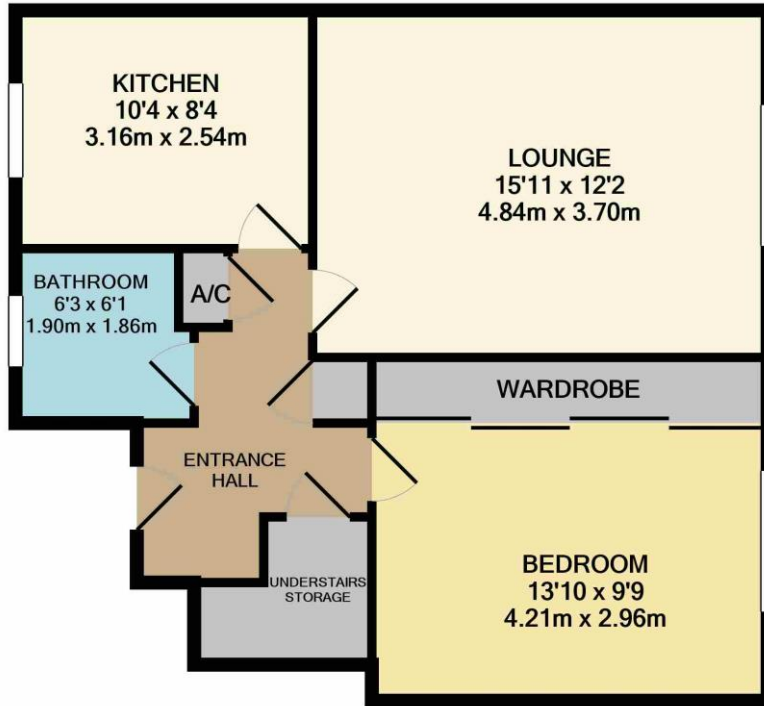
## DESCRIPTION

The apartment is situated on the ground floor and is accessed via an entrance which is used by just two apartments. A private front door leads into the entrance hall which houses a large storage cupboard and an airing cupboard which has the benefit of a small radiator which runs from the central heating system.

The bright lounge is a good size with a large picture window which overlooks the very well maintained communal gardens and there is ample room for a dining table. The high quality kitchen was only fitted two years ago and benefits range of base and eye level work units with an integrated slimline dishwasher and space and plumbing for tall standing fridge freezer and washing machine.

There is a large master bedroom which benefits from floor to ceiling built in wardrobes which run the length of the room and there is further space for freestanding furniture. The contemporary bathroom which was also installed just two years ago benefits from a wc & wash hand basin which are inset into a vanity unit and a shower bath with a glass screen.

A garage with a new garage door is conveyed with the property.



TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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  
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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:** B

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1020 per annum to include sinking fund

## AT A GLANCE

- Ground floor
- One double bedroom
- Large lounge diner
- Modern kitchen
- Contemporary bathroom
- Excellent storage
- Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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