



**GROVELEY ROAD, BOURNEMOUTH, BH4**

**£375,000 SHARE OF FREEHOLD**

GUIDE PRICE £375,000 - £400,000

This incredibly spacious ground floor garden apartment with private entrance requires a full refurbishment to realise its true potential but offers to be an exciting project with enormous scope. Situated in the heart of Alum Chine which boasts award winning beaches and easy access to the popular shops bars and restaurants in Westbourne.

Ground floor | Two large double bedrooms | Two reception rooms |  
Incredibly spacious throughout | Two off road parking spaces | Additional  
shared parking space | Spacious kitchen diner | Private entrance | Private  
garden | Versatile accommodation - Could be used as 3 bedrooms |  
Vacant possession

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

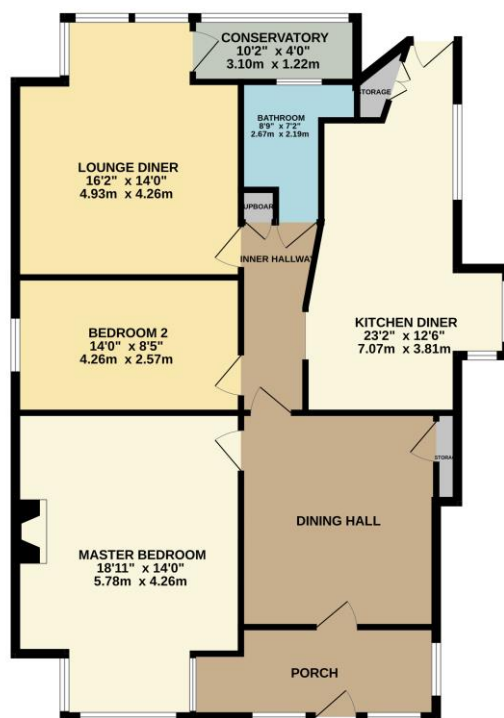
The property is accessed via a spacious glazed and timber framed porch where a front door leads directly into the dining hall benefiting from feature coloured glass windows and wooden flooring which runs throughout the apartment.

The large lounge is situated towards the rear of the property and enjoys views over the private garden and access into a conservatory. The kitchen diner, like all of the rooms, is a very good size with ample room for a dining table. There is a back door which gives access to the garden.

There are currently two bedrooms with the master bedroom enjoying a front aspect and ample room to add an en suite if desired. The family bathroom comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

The rear garden is laid to lawn with mature shrub and tree surround. There is a large shed spanning the width of the garden and another shed to the side which although require some refurbishment, demonstrates the space this garden offers. There are two off road parking spaces and an additional shared space on the driveway which is shared with the first floor flat.

GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 fixtures, 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: C**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Ground floor
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