



Flat 8

Poole Road | Westbourne | Bournemouth | BH4 9DB

Asking Price £374,950



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LETTINGS

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A modern three-bedroom first-floor apartment in the heart of Westbourne, combining generous living space, high ceilings, a large sunny private terrace and allocated parking.

The spacious lounge and dining area is a particularly appealing part of the apartment, with generous proportions, plenty of natural light and direct access to the terrace. The terrace provides private outdoor space and is also accessed from the principal bedroom, creating a strong connection between the apartment and outside.

The principal bedroom is a generous double with its own en-suite bathroom and separate shower. 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.

High ceilings throughout give the apartment a genuine sense of space, while three bedrooms, two bathrooms and generous living accommodation make it more than simply a well-located apartment.

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

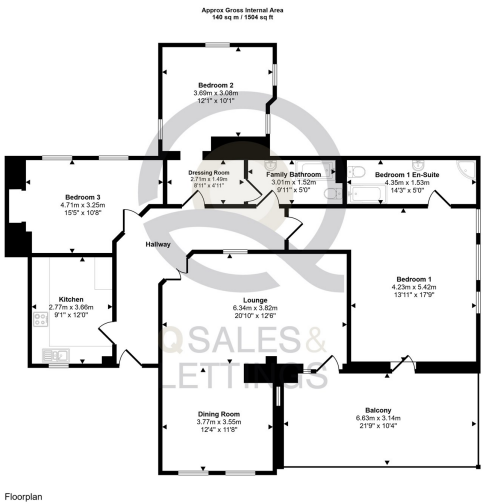
Offered with vacant possession and no forward chain, the property is leasehold with approximately 125 years remaining from March 2001.

What We Like

The terrace. Large, sunny and accessed from both the lounge and principal bedroom, it gives the apartment private outdoor space without sacrificing generous internal accommodation.

Things to Know

Leasehold | Approx. 125 years remaining from March 2001 | Service charge £3,600 p.a. | Ground rent £250 p.a. | Council Tax Band E | EPC C | First-floor apartment | Three bedrooms | Two bathrooms | Large private terrace | Allocated parking | Gas central heating | No holiday or short-term lets | Vacant possession | No forward chain



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. Sizes of items such as bathroom suites are representative only and may not suit for the new home. Made with Mass Group 200.



Modern first-floor apartment in the heart of Westbourne, putting cafés, restaurants and shops close at hand

Large sunny private terrace providing valuable outdoor space in a central location

- Generous lounge and dining area with high ceilings and plenty of natural light
- Two bathrooms serving the three-bedroom accommodation, including a practical Jack & Jill arrangement
- Approximately 125 years remaining, with vacant possession and no forward chain

Three-bedroom layout offering genuine flexibility for family, guests or working from home

Terrace accessed from both the lounge and principal bedroom, creating an unusually strong indoor-outdoor connection

- Principal bedroom with en-suite bathroom and separate shower for added privacy and convenience
- Allocated parking providing valuable convenience in a sought-after Westbourne location
- Established Westbourne location with Alum Chine beach and the wider Dorset coast within easy reach

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 