



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 2, 69a Poole Road, WESTBOURNE BH4 9BA

£165,000

The Property

This stylish loft-style apartment offers a unique blend of character and modern living, situated in the vibrant heart of Westbourne. Occupying a top floor position within the historic Victorian arcade, this beautifully presented home features a welcoming dining hall, a generous living space complete with an ornate fireplace perfect for relaxing evenings, a modern and well fitted kitchen, double bedroom with its own charming fireplace and a tastefully designed bathroom. This lovely apartment also boasts recently installed gas central heating and would make a super main residence, 'lock up and leave' holiday home or buy to let investment.

Embrace the vibrant lifestyle that Westbourne has to offer, this fabulous apartment is perfectly positioned to take full advantage of the town's bustling atmosphere. Enjoy the lively café culture, a variety of chic wine bars, and an array of top-notch restaurants—all just steps from your door. And when you're ready for a more tranquil escape, the beach is within walking distance, offering the perfect balance between lively town living and serene seaside relaxation. This home is ideal for those seeking a blend of modern convenience and the charm of a vibrant community.

PETS

We have an extract from the lease in regards to pets, please see image (website/Rightmove) - management consent may be required, buyers are to satisfy themselves fully before proceeding.

AGENTS NOTE

Our client has recently fitted a new consumer unit. A new boiler and heating system was installed circa two years ago with 8 years guarantee remaining.

COMMUNAL ENTRANCE

Access via a secure gate, pathway leads to the front entrance door, shared with neighbouring apartment - front door through to the apartment.

ENTRANCE/DINING HALL

16' 3" including staircase x 6' 6" (4.95m x 1.98m) Feature return staircase to the second floor with picture window, access to part boarded loft space via loft ladder, polished wood flooring, space for bistro table and chairs.

LOUNGE

15' 8" x 12' 5" (4.78m x 3.78m) A character room featuring fireplace, wooden flooring and windows to the front aspect with outlook over Westbourne Village.

KITCHEN

11' 8" x 10' maximum (3.56m x 3.05m) Modern and well equipped with a range of wall and base units to include wood work top with inset butler sink, inset gas hob with matching oven below, space for fridge/freezer, space for washing machine and dishwasher, pantry cupboard, window with Arcade outlook.

BEDROOM

12' 5" x 11' 10" (3.78m x 3.61m) Two front aspect windows with outlook over Westbourne Village, feature fireplace, polished wood flooring.

STYLISH BATHROOM

8' 1" x 4' 6" (2.46m x 1.37m) Beautifully appointed and tastefully designed, panelled bath with shower, wash hand basin and low level w.c. Feature flooring and complimentary Metro tiling to walls.

TENURE - LEASEHOLD

Maintenance - £927 per annum
Lease Length - Circa 87 years remaining
Ground Rent - £250 per annum

COUNCIL TAX - BAND A