

FOR SALE

GFF, 1 Robert Louis Stevenson  
Avenue, Westbourne,  
Bournemouth, Dorset BH4 8ED



PHILIPPA SOLE



Offers Over £160,000

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Freehold

Family bathroom

Off road parking

Ideal buy to let

Open plan living

Courtyard garden

The heart of Westbourne

Large one bedroom ground floor apartment

Council Tax B - £1670.48

[Click here for virtual tour](#)

## About this property

This freehold period conversion ground floor apartment offers an excellent investment opportunity or is perfect for first-time buyers. Situated in the heart of Westbourne Village with its array of independent shops, cafes, and restaurants, the property is offered with vacant possession and off-road parking.

This superb opportunity features a spacious one-bedroom ground floor apartment with immense potential for renovation, situated in the heart of desirable Westbourne Village. While the property needs modernisation, it has had some extensive works done and has been in the same ownership for a number of years, serving as a well-loved home. The apartment welcomes you with a large, bright living room showcasing a feature chimney breast, seamlessly connecting to an open-plan dining kitchen equipped with fitted units and appliances. Patio doors lead to a charming courtyard garden, providing a delightful outdoor space. The property includes a generously sized double bedroom with space for fitted units, a family bathroom, and the convenience of off-road parking with a dedicated parking space for one car. Its prime location offers easy walking access to Alum Chine Beach and a variety of independent shops, cafes, and restaurants in Westbourne Village.

## Location

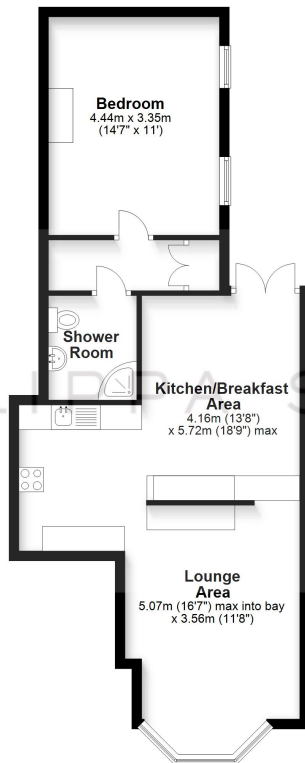
In walking distance of Alum Chine Beach and meters the vibrant village of Westbourne, which provides all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks & Spencer's food hall, a diverse range of restaurants and cafés and so much more. The awarding winning blue flag beaches are within 0.9 mile, offering an opportunity to enjoy stunning far reaching views over Old Harry Rocks and the Isle of Wight. Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate, due to being sheltered by the Isle of Wight and also its proximity to the Channels Islands. The area also has a developing arts scene, at the centre of which is The Lighthouse in Poole, home to the globally acclaimed Bournemouth Symphony Orchestra, and the Pavilion Theatre, Russell Cotes Art Gallery and BIC in Bournemouth. The 18-hole Championship golf course at Parkstone Golf Club is a five minute drive away. London Waterloo is accessible in approx 2 hours from the local station at Branksome.





**Ground Floor**

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 59.7 sq. metres (642.2 sq. feet)

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Plan produced using PlanUp.

**Ground Floor Flat, 1 R L Stevenson Avenue, Bournemouth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	53	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			71
England, Scotland & Wales		EU Directive 2002/91/EC	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999