

Surrey Lodge

19 Surrey Road, Westbourne BH4 9HN

Guide Price £275,000 Share of Freehold

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Property Summary

A well-presented three/four-bedroom top-floor apartment offering bright, spacious interiors and a superb location. This impressive home provides flexible accommodation, ideal for modern living and is perfectly suited to those seeking both comfort and convenience in a highly desirable area.



Key Features

- Top-floor apartment
- Three/four bedrooms
- Two modern bath/shower rooms plus a separate WC
- Private balcony terrace
- Spacious living areas
- Character features
- Desirable Bournemouth location
- Near award-winning local beaches, Bournemouth Gardens and Westbourne Village
- No forward chain



About the Property

A beautifully proportioned three/four-bedroom apartment, superbly positioned to enjoy a sunny aspect with delightful views across the renowned Bournemouth Gardens. This well-presented home offers generous and flexible accommodation, abundant natural light and a highly convenient location, making it an excellent choice for those seeking both comfort and lifestyle appeal.

Accessed via a secure entry-phone system, the well-maintained communal hallway provides both lift and stair access to the top floor. The apartment itself opens into a welcoming entrance hall with useful built-in storage. The accommodation comprises three spacious double bedrooms, with the principal bedroom benefiting from a built-in wardrobe and direct access to a private balcony overlooking the rear of the building. A separate dining room offers excellent versatility and could easily serve as a fourth bedroom or a home office to suit individual requirements.

The bright and spacious lounge is ideal for both relaxation and entertaining, while the fully fitted kitchen is well equipped with a range of appliances including a fridge freezer, double oven, dishwasher, gas hob and boiler. Completing the accommodation is a family bathroom fitted with a bath and overhead shower, wash basin and heated towel rail, along with an additional shower room featuring a shower, wash basin, WC and towel rail.

Further benefits include gas central heating throughout, a pleasant sunny aspect, and access to a communal garden. While there is no allocated parking, on-street parking is readily available nearby.

The property is ideally situated within easy walking distance of the ever-popular Westbourne Village, offering a vibrant mix of bars, award-winning restaurants, cafés, boutique shops and independent retailers. Alum Chine is also close by, providing access to seven miles of award-winning, blue-flag sandy beaches. Excellent transport links and convenient access to the dual carriageway further enhance the appeal of this superbly located apartment.

Tenure: Share of Freehold Council Tax Band: D (BCP Council)

Service charge: Approximately £960.00 per quarter

Pets and Holidaylets/Airbnb : To be confirmed

Utilities: Mains Electricity, Gas, Water & Sewerage

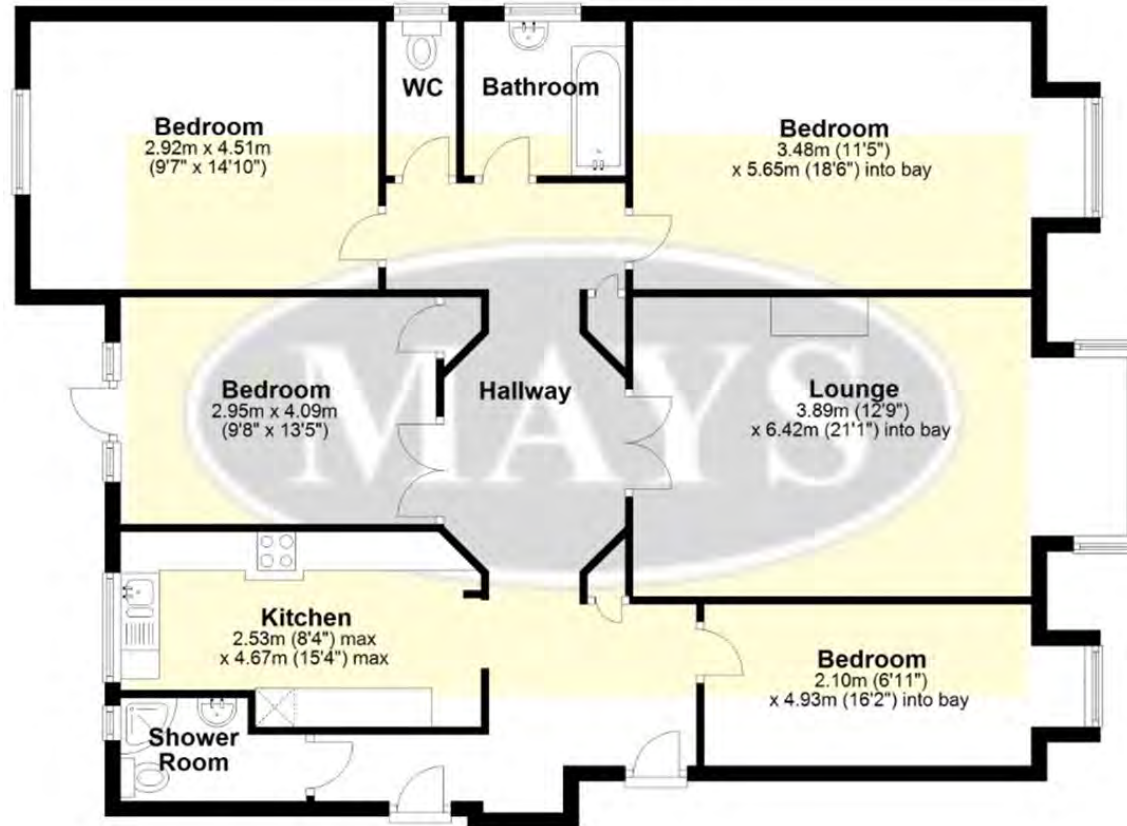
Broadband & mobile signal: Refer to Ofcom website

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Floor Plan

Approx. 125.7 sq. metres (1352.8 sq. feet)



Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk

(Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

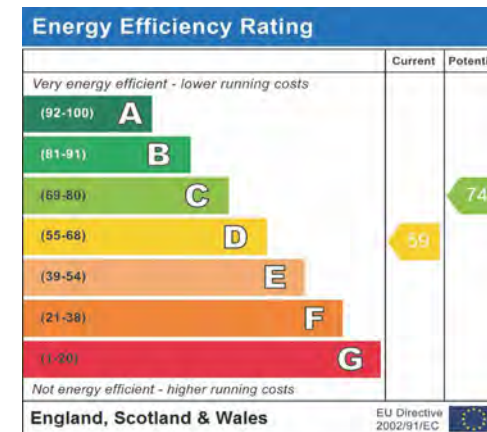
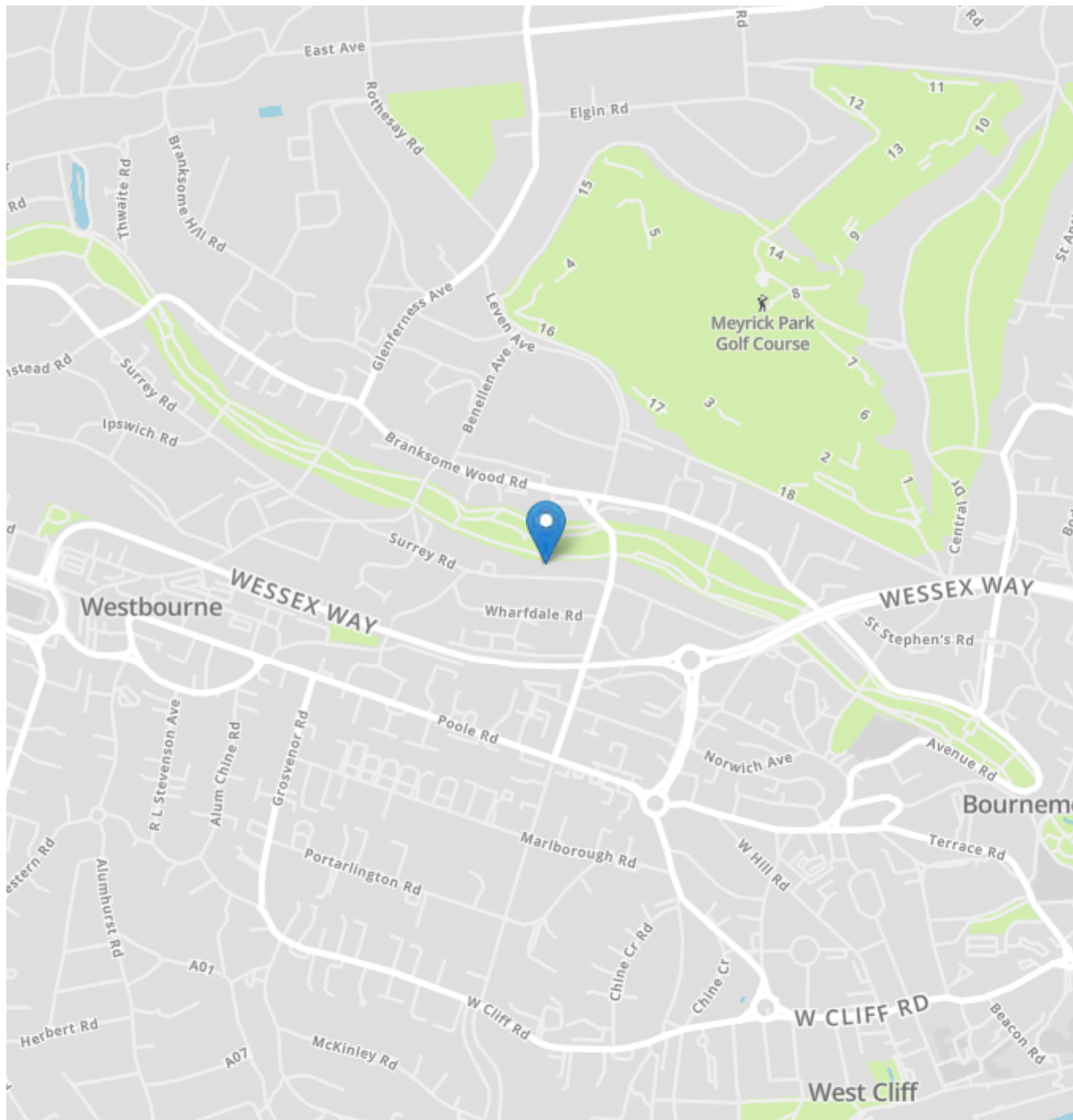


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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