

25 Surrey Road South, Westbourne BH4 9BL
£260,000 Share of Freehold

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Property Summary

A modern two-bedroom, two-bathroom first floor apartment with private garage. Perfectly located down a quiet no through road nearby Westbourne Village and Bournemouth Gardens.



Key Features

- Spacious first floor apartment
- Two double bedrooms
- Two bathrooms
- Modern open plan kitchen/living area
- Desirable no through road setting
- Nearby Westbourne Village and Bournemouth Gardens
- Residents parking
- Private garage with side storage room



About the Property

Tucked away in a peaceful, no-through road setting, this well-presented two double bedroom, two-bathroom first-floor apartment offers modern living in a private and well-maintained development. Featuring a bright southerly aspect and a stylish open-plan kitchen/living space, this home combines modern convenience with a tranquil location.

Accessed via a sweeping driveway with residents' parking, the property also boasts a private garage positioned to the rear of the plot.

Inside, the apartment welcomes you with a spacious entrance lobby leading into a feature open-plan kitchen, dining and living area -ideal for both relaxing and entertaining. The accommodation further comprises two generous double bedrooms, including a principal suite with its own en-suite shower room, a modern family bathroom, and ample built-in storage.

Externally, the communal grounds are attractively landscaped and well maintained. Residents benefit from allocated parking to the front and the added bonus of a private garage at the rear with a side storage room.

A superb opportunity for first-time buyers, or investors alike - viewing is highly recommended to fully appreciate the setting and space on offer.

Tenure: Share of Freehold

Service charge: £60 per month

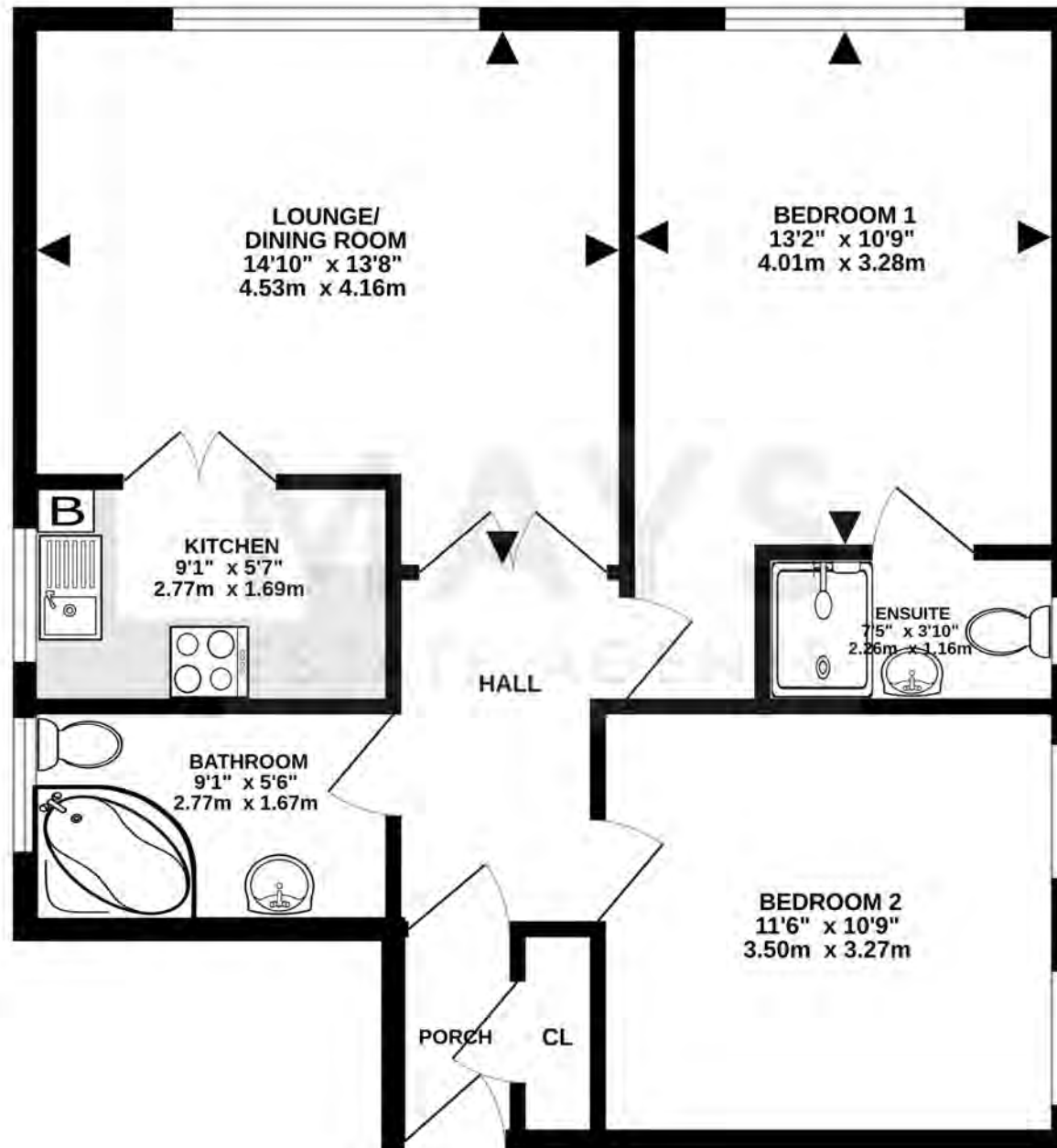
No pets and holiday lets allowed

Council Tax Band: A



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

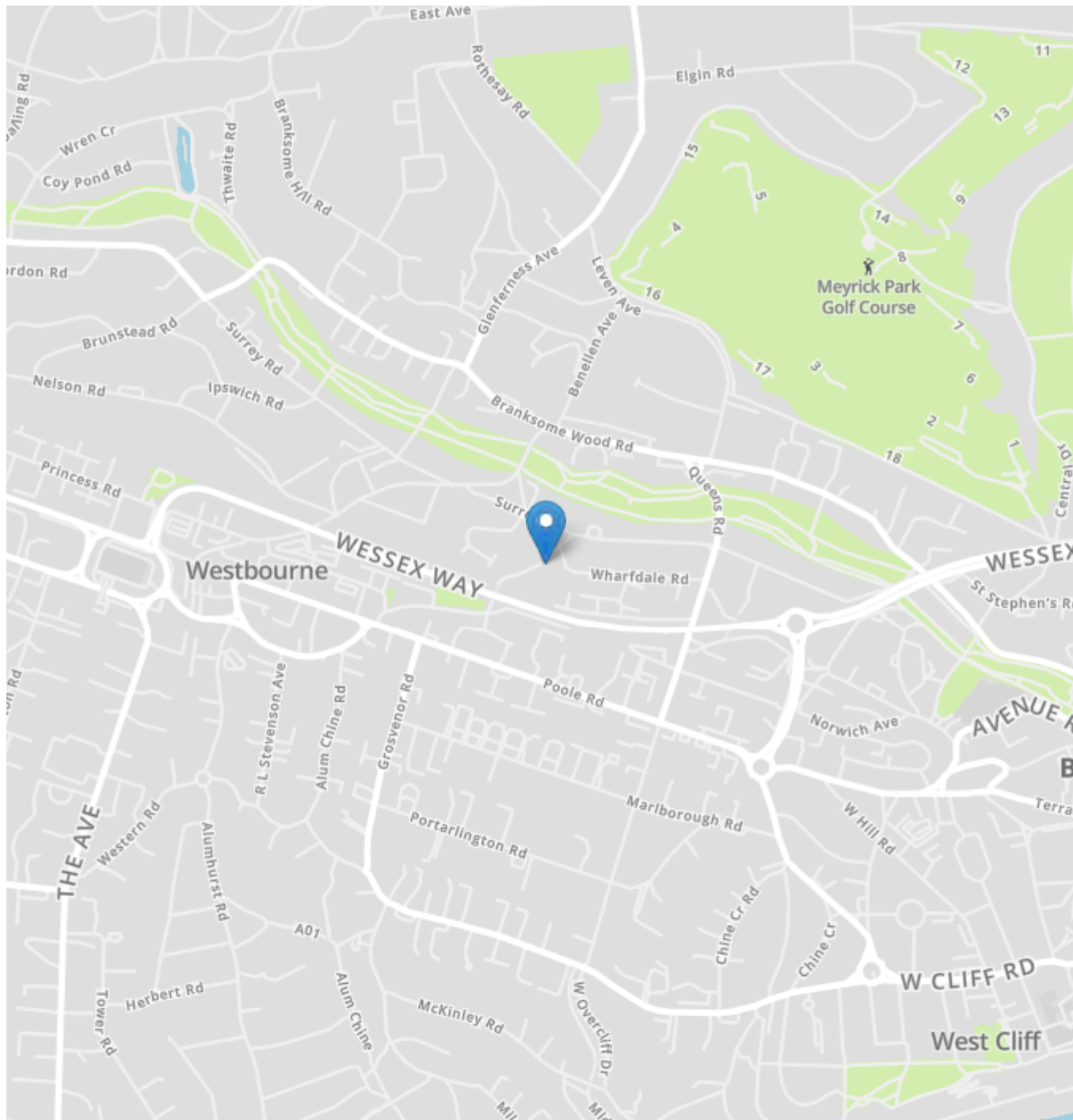


About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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