

Westbourne Gate  
Grosvenor Road, Westbourne BH4 8BW  
Offers in excess of £300,000

**MAYS**  
ESTATE AGENTS





## Property Summary

Situated in the heart of Westbourne, this spacious three bedroom apartment offers a convenient location close to local chines, Bournemouth Town Centre and the West Cliff.



## Key Features

- Three double bedrooms
- Principal bedroom with ensuite shower room
- Spacious lounge with front-facing balcony
- Separate well-equipped kitchen
- Westbourne location
- Private garage and storage space for bikes
- No forward chain
- Close to transport links
- Near to local chines
- Flexible accommodation



## About the Property

Westbourne Gate is a charming collection of apartments situated on Grosvenor Road near Westbourne Village and local chines.

This spacious second-floor apartment is accessed via a secure entry phone system and communal entrance hall leading to the apartment's entrance. A real feature of this apartment is the private balcony off the lounge, ensuring the property is flooded with natural light.

A separate kitchen offers a complete range of storage units with built-in oven and fridge freezer and space for a washing machine and dishwasher.

The principal bedroom has a tiled ensuite shower room and fitted wardrobes. The additional two spacious bedrooms are located off the entrance hallway, and both are served by a modern family bathroom.

The property benefits from a private garage, visitor parking and communal gardens. A separate storage area for bikes, tools and water sports equipment is also available.

Tenure: Leasehold Length of Lease: From 1st August 1973 for 189 years

Maintenance Charge: Current annual service charge £1,977 - includes insurance, communal gardening, communal cleaning and management fees

Management Company: Foxes Property Management Ltd 6 Poole Hill, Bournemouth BH2 5PS

Council Tax Band: D (BCP Council)

Holiday lets/Airbnb or pets are not permitted within this development

Floor level: Second floor via steps, no lift

EPC rating: E

Utilities: Mains Electricity, Water & Sewerage / No gas

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

Rights of way: Communal paths to the front and rear of the building, shared spaces (hallway/bin stores) & storage area

General: Tree Preservation Order 523/2000 (Town and Country Planning Act 1990 Borough of Bournemouth)

Mays are part of the Property Ombudsman Scheme TPO - DO3138

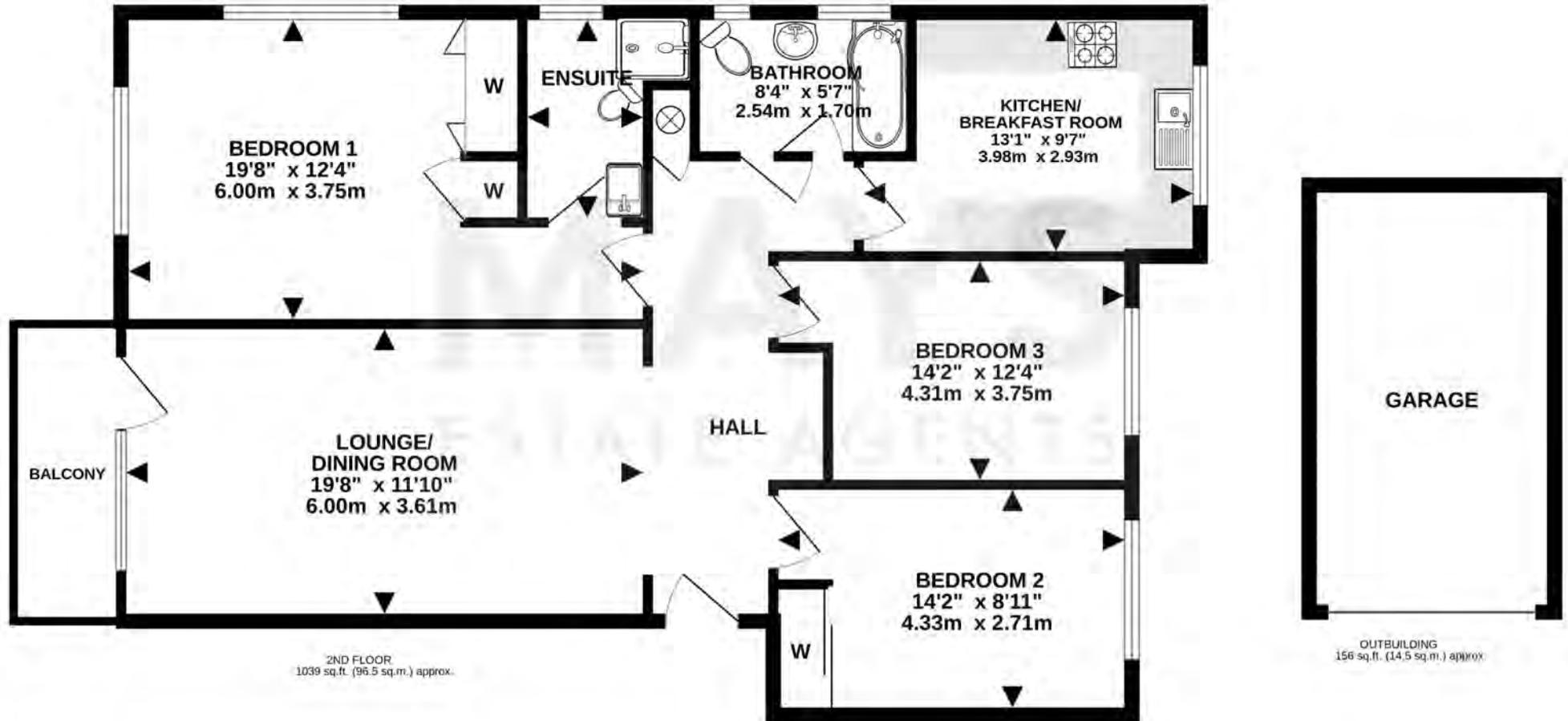


INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.

Made with Metropix ©2025





✦ AI-generated content

✦ AI-generated content

## 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.

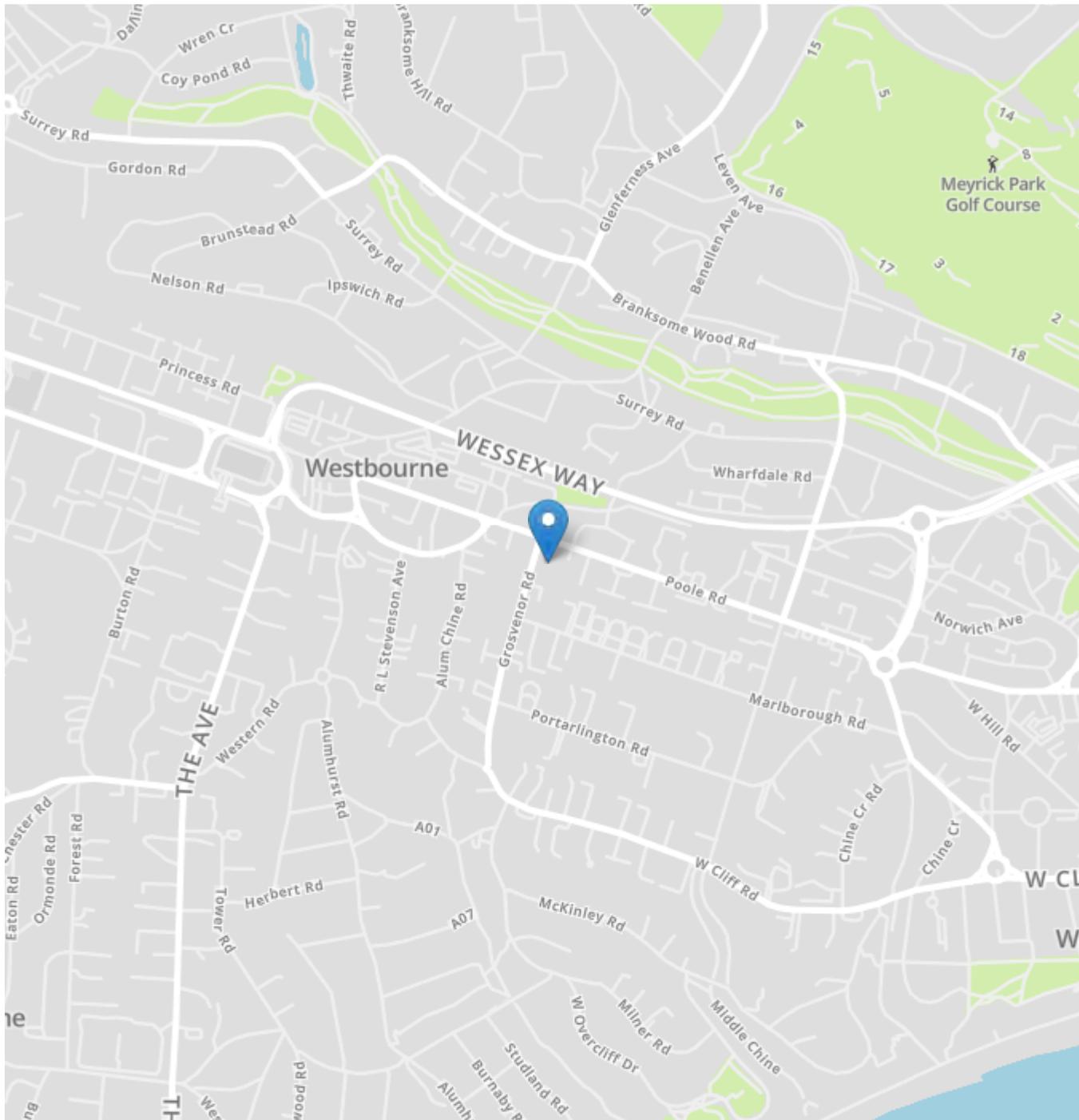


## About Mays

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS