



Flat 2, Eden Lodge, 27 Surrey Road South, WESTBOURNE, Dorset BH4 9BL

£350,000

brown & kay



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## THE PROPERTY

Situated in a pleasant cul-de-sac close to Westbourne, this beautifully presented home offers an abundance of features alongside modern comforts. Approached via its own private entrance, the well proportioned and tasteful interior boasts an open-plan living/dining/kitchen flooded with natural light thanks to the two skylight windows as well as direct access to the garden. The master bedroom includes a dressing area and en-suite, while the impressive second bedroom features a large bay window, there is also a stunning bathroom with claw foot bath and stylish vanity unit and basin. A particular highlight of the property is the private and well established landscaped garden, thoughtfully designed with patio, multiple seating areas, interspersed planting, and a variety of spaces to enjoy and entertain. Further benefits include a converted garage with power and lighting – ideal as a home office, gym, or studio – plus a storage shed, and an allocated parking space to the front of the property. This fabulous home perfectly combines charm, style, and practicality, making it an excellent opportunity not to be missed.

The property enjoys a pleasant situation within this cul-de-sac setting ideally positioned to take advantage of all the area has to offer including a pathway which leads in to the heart of Westbourne. Nearby you can enjoy a stroll through the Bournemouth Pleasure Gardens which take you to the main town centre whereas Westbourne, renowned for its coffee bar scene, has a more laid back vibe and offers an eclectic mix of independent shops and restaurants as well as the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of sandy shores with promenade stretch from the famous Sandbanks and on to trendy Southbourne and beyond.

## MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 961 years remaining  
 Service Charge - £1,320 per annum  
 Management Agent - Self Managed  
 Parking - Allocated Parking Space plus Converted Garage (currently gym)  
 Pets\* - We are advised a cat is permitted, however dogs are not permitted - we have not seen sight of the lease to verify this, buyers are to satisfy themselves fully before proceeding  
 Utilities - Mains Gas, Electric & Water  
 Agents Note - We are advised a new roof was completed in 2025  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band B  
 EPC Rating - D

## KEY FEATURES

- GROUND FLOOR GARDEN APARTMENT
- CAT FRIENDLY\*
- OWN PRIVATE ENTRANCE
- OPEN PLAN LIVING/KITCHEN/DINING WITH DIRECT GARDEN ACCESS
- EN-SUITE AND DRESSING AREA TO MASTER
- STYLISH MAIN BATHROOM
- ALLOCATED PARKING SPACE
- CONVERTED GARAGE AND STORAGE SHED
- NEW ROOF IN 2025
- TENURE - SHARE OF FREEHOLD



**Floor Plan**  
 Floor area 815 sq.ft.



**Outbuilding**  
 Floor area 106 sq.ft.

Total floor area: 921 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io