

Stirling House
48-50 Poole Hill, Bournemouth BH2 5PS
£195,000

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Property Summary

A stylish two-bedroom apartment with allocated parking and a new lease, set in a prime Westcliff location.



Key Features

- Two double bedrooms
- Spacious south-facing lounge/diner
- Separate modern kitchen
- Well-maintained family bathroom
- High ceilings & bright interiors
- Allocated off-road parking
- New lease on completion
- Ideal for holiday letting
- Superb central location near beaches and amenities



About the Property

A superb opportunity to acquire a stylishly presented two-bedroom second-floor apartment, ideally located between Bournemouth's sought-after Westcliff and vibrant town centre. Offering allocated off-road parking, a sunny south-facing aspect and a new lease on completion of sale, this property is perfect for first-time buyers, second homeowners or those looking for a holiday let investment, with letting permitted.

Set within a well-maintained building accessed via Poole Hill, the apartment is reached by stairs to the second floor. Upon entering, the spacious reception hall provides access to all rooms, leading into a beautifully bright lounge/dining room. With high ceilings, a sunny outlook and ample space for both relaxing and entertaining, it's the perfect heart of the home.

A modern separate kitchen also benefits from a south-facing aspect offering an abundance of natural light.

Both double bedrooms are well-proportioned and are served by a well-presented family bathroom.

Additional storage is available within the apartment and the property also includes an allocated off-road parking space - a rare and valuable feature so close to the coast.

Located just a short walk from award-winning blue flag beaches, local shops and Bournemouth's town centre amenities, this apartment combines lifestyle, convenience and investment potential.

Tenure: Leasehold New 165 year lease upon completion

Maintenance charge: £2.200 per annum (payable bi-annually)

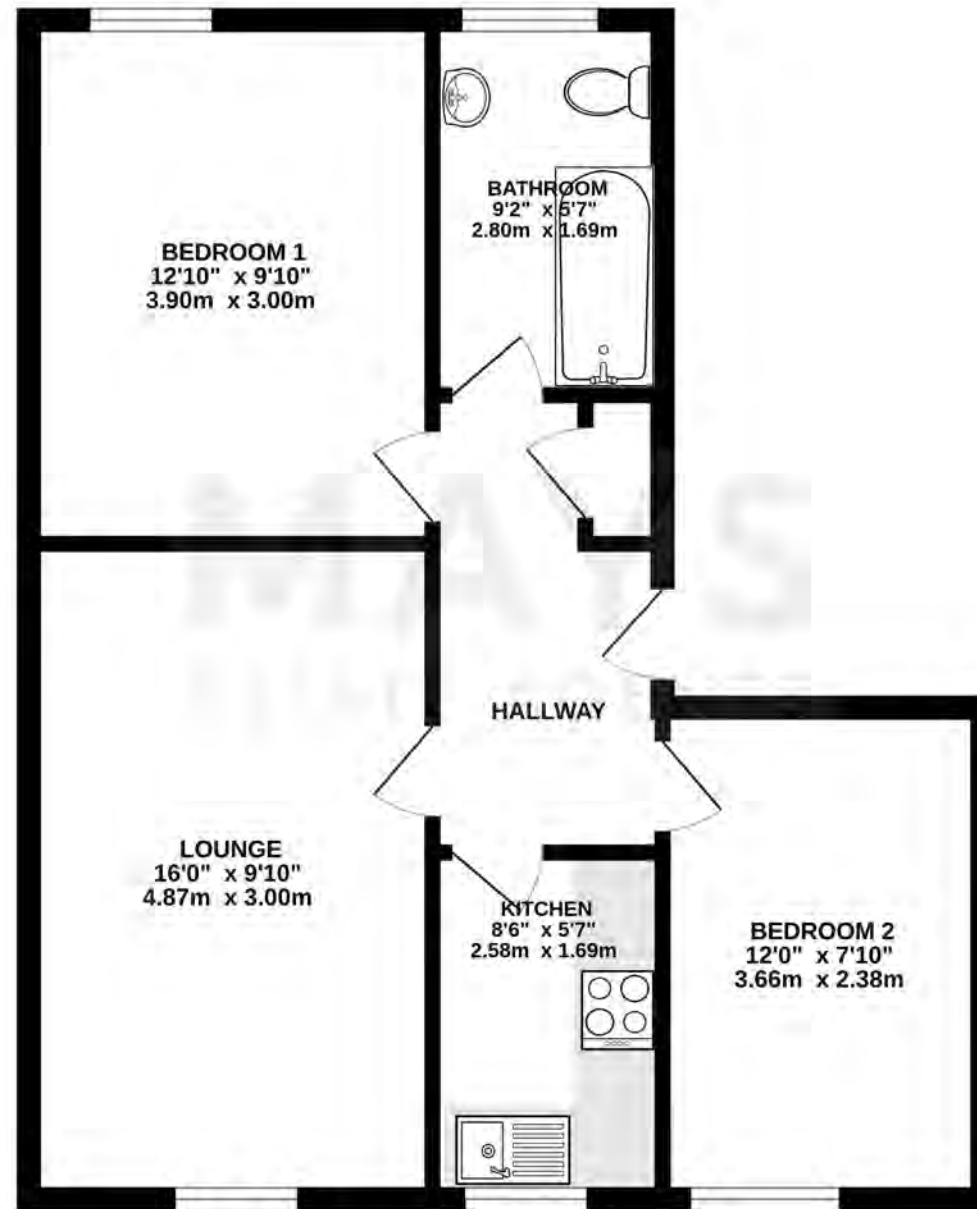
Council Tax Band: To be confirmed



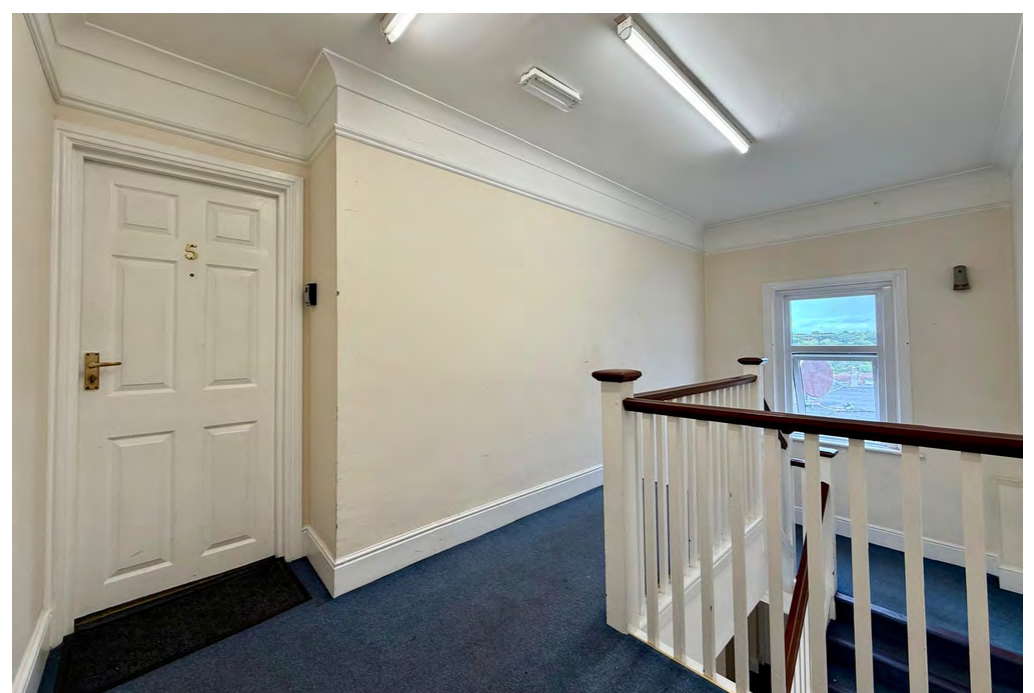
TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

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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2ND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

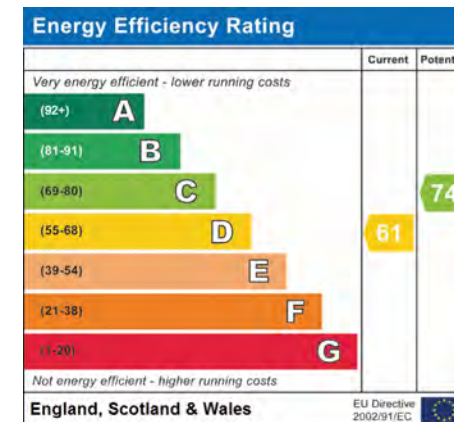
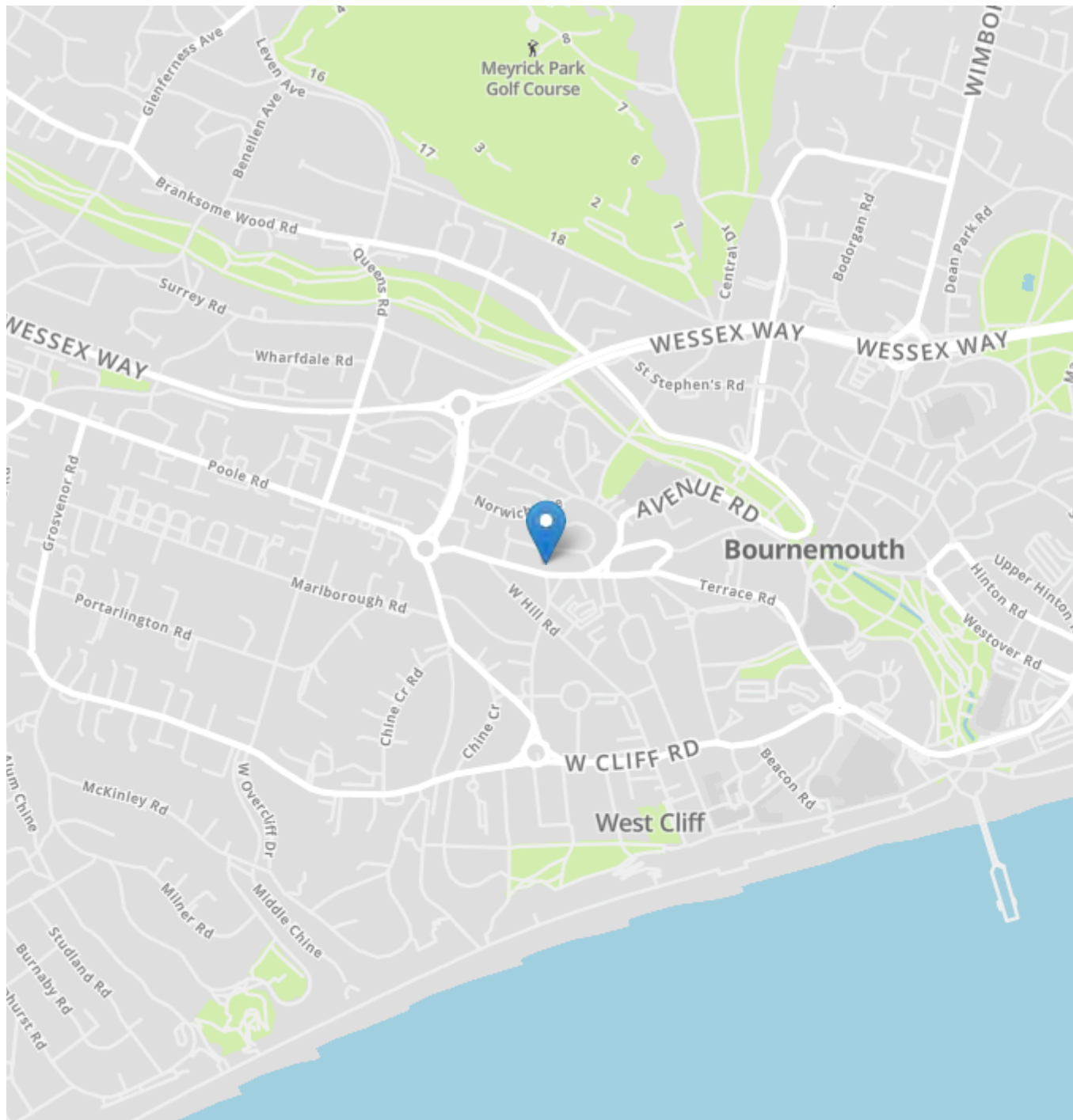


About Mays

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

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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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