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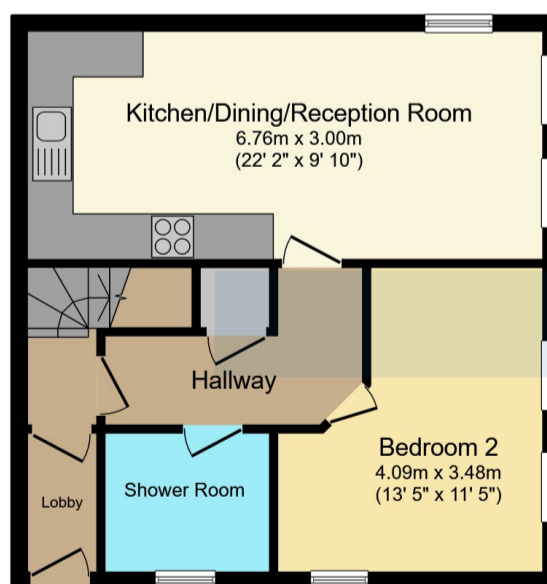
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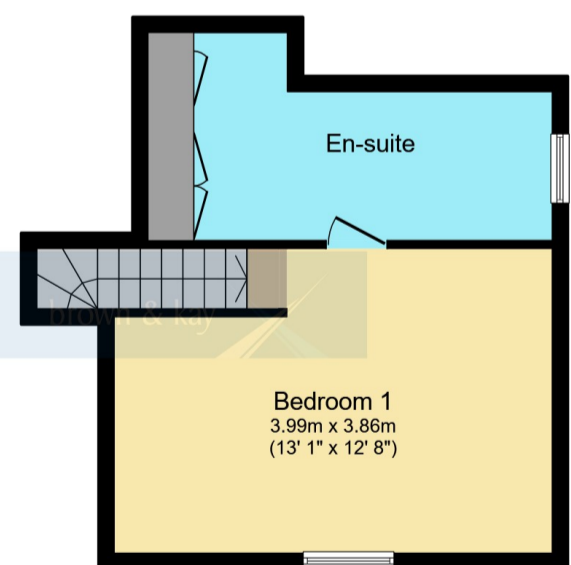
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Ground Floor



First Floor



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

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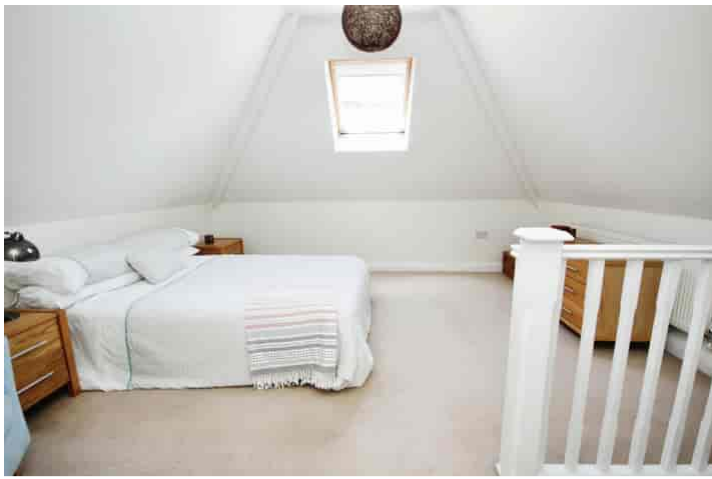
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## Flat 4, Victoria House 3 Marlborough Road, WESTBOURNE BH4 8DB

£350,000

### The Property

Brown and Kay are delighted to market this beautifully presented garden apartment ideally located within strolling distance of both Westbourne and Bournemouth, and glorious sandy beaches! Arranged over two floors, this home features a generous open plan living/kitchen/dining room on the ground floor together with a comfortable bedroom and modern shower room, and on the first floor there is a good size master bedroom complete with an en-suite bathroom, providing a lovely spot to retreat to. Standout features include a private entrance and a private garden, an ideal space for outside living and entertaining.

Victoria House is well positioned for ease of reach to both the bustling town of Bournemouth with its wide and varied range of shopping and leisure pursuits, and Westbourne which has a more laid back ambiance and an eclectic mix of cafe bars, eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy beaches and scenic promenade stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The area is also well catered for with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets - An extract from the lease, as follows 'No bird animal or reptile which may cause annoyance to any owner tenant or occupier of any of the flats may be kept in the property'. This will of course be subject to management terms (of which we are awaiting), a prospective buyer must satisfy themselves fully prior to proceeding.  
Holiday Lets - Not permitted.

### PRIVATE ENTRANCE LOBBY

The property boasts its own private entrance via side gate, door through to the entrance lobby with stairs to the first floor.

### INNER HALLWAY

Storage cupboard, doors to the following rooms.

### OPEN PLAN LIVING/KITCHEN/DINING ROOM

22' 2" x 9' 10" (6.76m x 3.00m) Well fitted kitchen area with a range of wall and base units, work surfaces over, integrated gas hob and oven with extractor over, integrated dishwasher and washing machine, space for dining table and chairs. Lounge Area - dual aspect with three windows.

### BEDROOM TWO

13' 5" x 11' 5" (4.09m x 3.48m) A generous second bedroom enjoying a dual aspect with three windows.

### SHOWER ROOM

Suite comprising corner shower cubicle, wash hand basin and w.c. Heated towel rail, frosted window to the rear.

### FIRST FLOOR BEDROOM ONE

A character room with velux window, door through to the en-suite bathroom.

### EN-SUITE BATHROOM

Suite comprising panelled bath, wash hand basin and w.c., heated towel rail, velux style window. Useful built in wardrobes providing storage.

### PRIVATE GARDEN

A particular feature of the property is the lovely garden which has an area of paving with the remainder laid to lawn.

### ALLOCATED PARKING

There is the benefit of an allocated parking space.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 109 years remaining  
Maintenance - £821.76 per quarter  
Management Agent - Burns Hamilton

### COUNCIL TAX - BAND C