Flat 1 Grosvenor Court, 17 Grosvenor Road, WESTBOURNE, Dorset BH4 8BQ















The Property Ombudsman SALES





DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





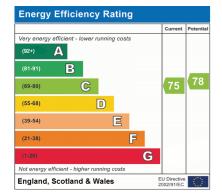




THE PROPERTY

We are delighted to market this beautifully presented two/three bedroom apartment located on the ground floor of this small, well kept development moments from Westbourne and the beach. This lovely home affords well proportioned accommodation to include a sleek two tone kitchen, a generous living room with access to the sun room, three comfortable size bedrooms, two of which feature wardrobes and the third is currently being used as a dining room, and a modern shower room with step in shower. With the added benefit of a garage and a share of freehold this is an exceptional opportunity not to be missed.

Grosvenor Court is located within the sought after Golden Grid ideally placed to take advantage of all the area has to offer. Within walking distance you will find the vibrant village of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique style shops along with the usual high street names such as Marks and Spencer food hall. Head in the other direction to the Chine with leafy pathways meandering directly on to golden sandy shores with miles upon miles of promenade stretching from the famous Sandbanks to the bustling town of Bournemouth and beyond. The area is also well served with bus services operating to surrounding areas and train stations at nearby Branksome and Bournemouth with links to London Waterloo.



MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - To be confirmed

Service Charge - Payable per 6 months, for the current period (29.9.25 - 24.3.26) - £1,600.34

Management Agent - Burns Hamilton

Holiday Lets - Not permitted

Pets - Cats and Dogs are not permitted

Parking - Garage

Utilities - Mains Electricity, Gas & Water

Drainage - Mains Drainage

Broadband - Refer to Ofcom website

Mobile Signal - Refer to Ofcom website

Council Tax - Band D EPC Rating - C

SOUGHT AFTER GOLDEN GRID **LOCATION**

GROUND FLOOR APARTMENT

KEY FEATURES

WELL PRESENTED HOME

TWO/THREE BEDROOMS BEDROOM THREE/DINING ROOM

SUN ROOM

SLEEK FITTED KITCHEN

MODERN SHOWER ROOM

GARAGE

TENURE - SHARE OF FREEHOLD

TOTAL FLOOR AREA: 1016 sq.ft. (94.3 sq.m.) approx

