

FOR SALE

Flat 3, 11 Westerham Road,
Westbourne, Bournemouth, Dorset
BH4 8EY



PHILIPPA SOLE



£350,000

Stunning two-bedroom ground-floor apartment

Extensively redesigned and thoughtfully extended by the current owners

Spacious open-plan living area

Private courtyard garden

Off road parking

No forward chain

Situated within close proximity to the village of Westbourne

Council Tax Band C - £1909.11

£800 per annum service charge, no ground rent to pay

178 years remaining on the lease as a January 2025

Leasehold

About this property

A stunning, two double bedroom, ground floor apartment, positioned in a beautiful Edwardian character conversion. Extensively redesigned by the present owners to a high standard, creating stylish, yet practical living.

The heart of this property is its bespoke-designed kitchen/dining/day room, meticulously crafted to combine style and functionality. Featuring high-quality integrated appliances, sleek finishes, and a stylish breakfast bar, this space is perfect for everyday living. The kitchen flows seamlessly into the extended lounge area, a light-filled retreat enhanced by stunning powder-coated bi-folding doors that open fully onto the courtyard garden. This indoor-outdoor connection creates a perfect setting for relaxing, dining, or entertaining in a private and tranquil outdoor space.

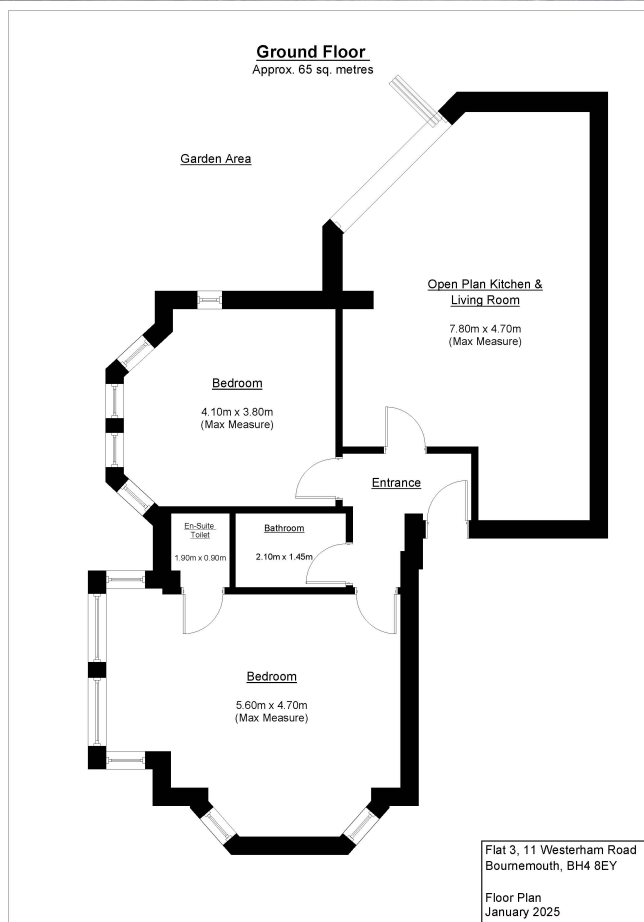
A stylish and unique principal bedroom, with a freestanding bathtub, separate w.c., wooden flooring, fitted wardrobes, and tasteful arch features, blending luxury with character. A cozy second bedroom, with dark-toned walls, a bay window, and fitted wardrobes, perfect as a guest room or home office, serviced by a luxurious, family shower room.

Additional features: High ceilings, double glazing and herringbone flooring.

Location

Westbourne, situated between Bournemouth and Poole, is renowned for its unique blend of Victorian charm and contemporary amenities. Westbourne offers a vibrant community atmosphere, with many independent boutiques, cafés and not forgetting Marks and Spencer foodhall. Westbourne boasts excellent transportation links, being well-served by several bus routes connecting to Bournemouth, Poole, and other nearby destinations. For rail travel, the nearest station is Branksome Railway Station, offering a direct line to London Waterloo and other regional locations. Additionally, Westbourne's proximity to the A338 ensures straightforward access for motorists. For outdoor enthusiasts, a scenic walk from Westbourne leads through a wooded area to the Alum Chine tropical gardens, culminating at the beach. Slightly further afield is Sandbanks, known for boating and water sports facilities.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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