

**Fahren**  
ESTATE AGENTS



Flat 3, 5 Eldon Place, Westbourne, Bournemouth, BH4 9AZ  
Guide Price £99,000 Leasehold

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## Eldon Place, Westbourne \* Studio Apartment\*

Guide Price £99,000 Leasehold

Prime Westbourne Location | Period Property | First Floor Position |  
Open Plan Living | Secret Loft | Modern bathroom | Modern Kitchen |  
Long Lease Low Service Charge | Energy Efficient | Recently Decorated



0



Flat



0



280 sqft (26 sqm)



1



Leasehold





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Guide Price £99,000



### A Hidden Gem in the Heart of the Village

Step into a lifestyle of convenience and character with this stunning first-floor studio apartment. Nestled within a handsome period conversion on the prestigious Eldon Place, this property perfectly blends Victorian architectural charm with sleek, contemporary living. Whether you're a first-time buyer looking to break into the market, a savvy investor, or seeking a chic coastal bolt-hole, Flat 3 is a "must-see" that punches well above its weight.

### The Property Highlights

**Contemporary Open-Plan Living:** The main studio space is bathed in natural light, featuring high ceilings and crisp neutral decor that accentuates the sense of space.

**Modern Kitchen & Shower Room:** No "fixer-upper" stress here! Enjoy a stylish, fully-equipped kitchen with integrated appliances and a bright, modern shower room with premium tiling.

**The "Secret" Loft Room:** The ultimate "wow" factor! Accessed via a sturdy, easy-fold-down ladder, this spacious loft area is perfect for extensive storage. While officially storage, similar properties have creatively used this versatile space as a cozy sleeping mezzanine.

**Total Comfort:** Fully double-glazed windows and efficient gas central heating ensure a warm, quiet, and energy-efficient home all year round.

### The "Westbourne" Lifestyle

Westbourne isn't just a location; it's a destination. Often described as Bournemouth's most fashionable urban village, it offers a unique, upscale atmosphere that you won't find anywhere else.

From your front door, you are just moments away from:

**Artisan Culture:** Explore an eclectic mix of independent boutiques, trendy bistros, and award-winning coffee shops.

**The Golden Grid:** A scenic, wooded walk through the nearby Alum Chine takes you directly to the Blue Flag sandy beaches of Bournemouth and Poole.

**Connectivity:** Excellent transport links to Bournemouth Town Centre and Poole, with the excitement of the coast and the tranquility of the Upper Gardens both within walking distance.

### Inside the Apartment

#### Studio Room / Kitchen

A bright and airy multi-functional space. The kitchen area boasts sleek white gloss cabinetry, dark contrasting worktops, a built-in oven/hob, and plumbing for a washing machine. Wood-effect flooring runs throughout the living area, leading to large windows that overlook the characterful street below.

#### Shower Room

A clean, modern suite featuring a glass-enclosed walk-in shower, a heated towel rail, and contemporary vanity units.

#### The Secret Loft

The crowning jewel of the flat. Tucked away above the main living area, this expansive space offers incredible versatility and is a rare find for a studio apartment.

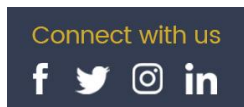
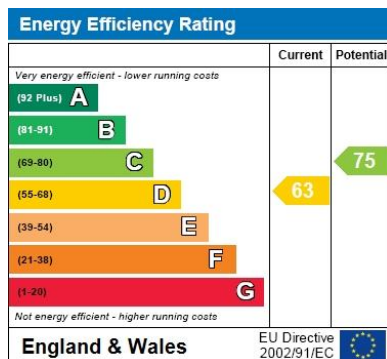
**Agent's Note:** "Properties in Westbourne move fast, and studios with this much added value—specifically the loft space—are incredibly rare. This is a turnkey opportunity in one of the South Coast's most desirable postcodes."

Lease : 125 years from 2006 ( 105 years remaining )

Ground rent : £250 per year

Service Charge : £501.26 per half year ( includes buildings insurance )

Council Tax Band A

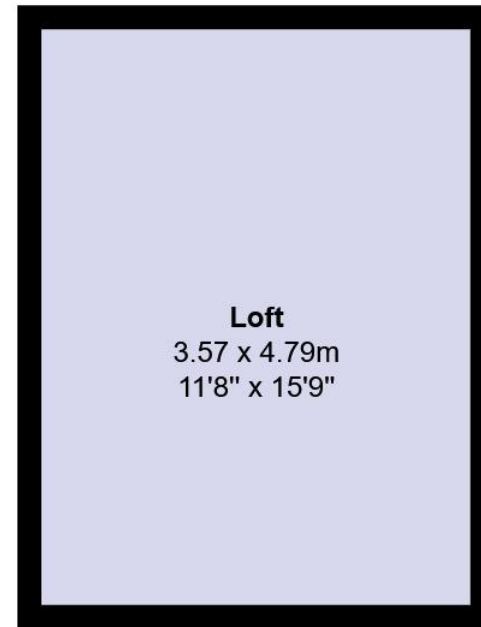








Area: 26.0 m<sup>2</sup> ... 280 ft<sup>2</sup>



Area: 17.0 m<sup>2</sup> ... 183 ft<sup>2</sup>

All measurements are approximate and for display purposes only