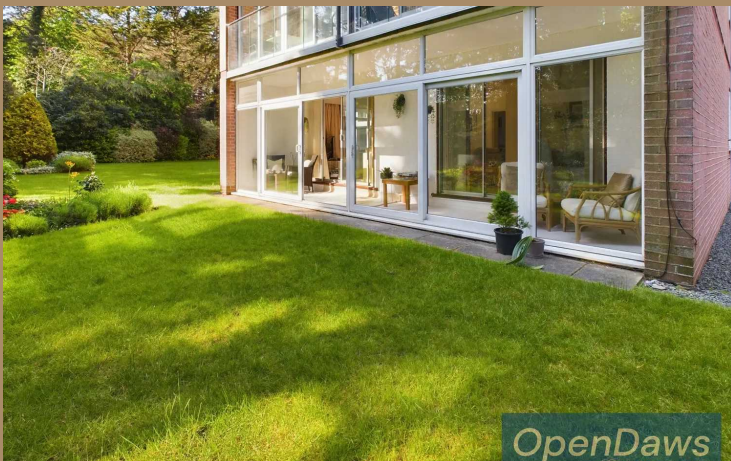


- Sort after location near to Westbourne, Alum Chine & the beach
- Ground Floor Spacious Apartment with beautiful grounds
- Secure gated parking with dedicated garage with electric
 - 3 Bedrooms, 2 Bathrooms • Stunning sunroom
 - No onward chain



Flat 2, Rozel Manor, 48 Western Road
£460,000 Leasehold

OpenDaws
HOMES





Located close to both popular Westbourne and Alum Chine – walking distance from the beach - this stunning, well-presented, ground floor apartment offers a peaceful retreat. It is bright, with excellent natural light and triple-aspect views onto the communal garden.

With no onward chain, the property features 3 bedrooms (one master; one double; and one single, which could be used as a home office); 2 bathrooms (one en-suite); well-equipped kitchen; large lounge/dining room; and sunroom with wall-to-wall glass doors.

Outside, the communal garden is a haven of tranquillity, featuring a beautifully manicured lawn with planting beds. Towering trees provide shade and a sense of privacy.

The property, which has secure gated parking, comes with a dedicated closed garage space, with power connection enabling the charging of an electric vehicle. There is also open parking available for guests.

With excellent travel links from both Bournemouth and Poole with national rail, airport and ferry links, don't miss this opportunity to own a piece of paradise in this idyllic location.

Council Tax band: E

Tenure: Leasehold



Lounge/Diner

16' 0" x 26' 9" (4.88m x 8.15m)

This beautiful spacious and bright lounge/dining area features large sliding doors that open into a sun room, creating a seamless transition between indoor and outdoor living spaces. The abundant natural light enhances the airy atmosphere, making it an ideal area for both relaxation and entertaining.

Sun Room

4' 5" x 26' 11" (1.35m x 8.20m)

The sun room is a bright and inviting space, illuminated by natural light streaming through its large sliding doors. These doors open directly onto the communal gardens, providing a serene view and offers a perfect retreat for enjoying the garden scenery year-round. Perfect for afternoon tea or cocktails!

Kitchen

11' 10" x 9' 5" (3.61m x 2.87m)

The kitchen is modern and well-equipped, featuring integrated appliances for a sleek and seamless look with a charming view of the gardens, allowing you to enjoy the beauty of the outdoors while cooking or dining.

Master Bedroom

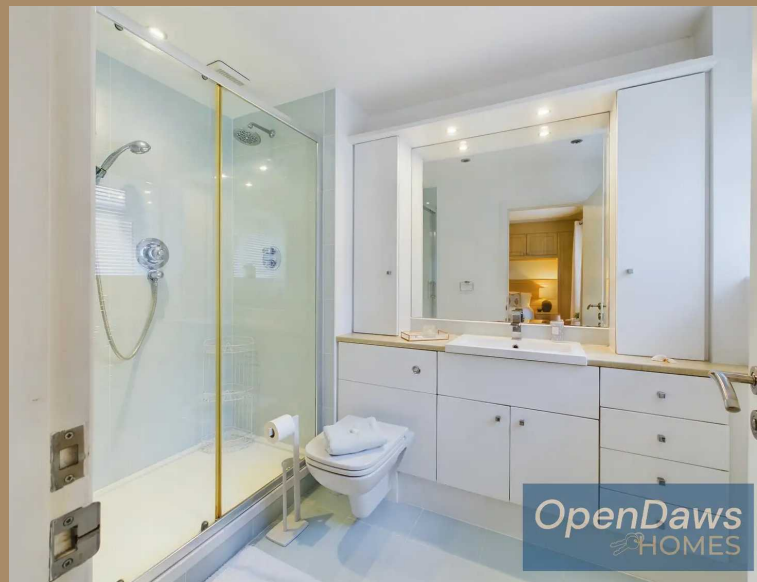
15' 2" x 11' 11" (4.62m x 3.63m)

The stunning master bedroom is spacious and bright, featuring large windows that fill the room with natural light. It includes built-in wardrobes for ample storage and an En-suite shower room for added convenience and privacy.

En-suite

5' 10" x 9' 0" (1.78m x 2.74m)

The En-suite shower room is well-appointed with a window that brings in natural light. It includes a shower, toilet, and sink, along with convenient storage cupboards to keep your essentials organised and within reach.

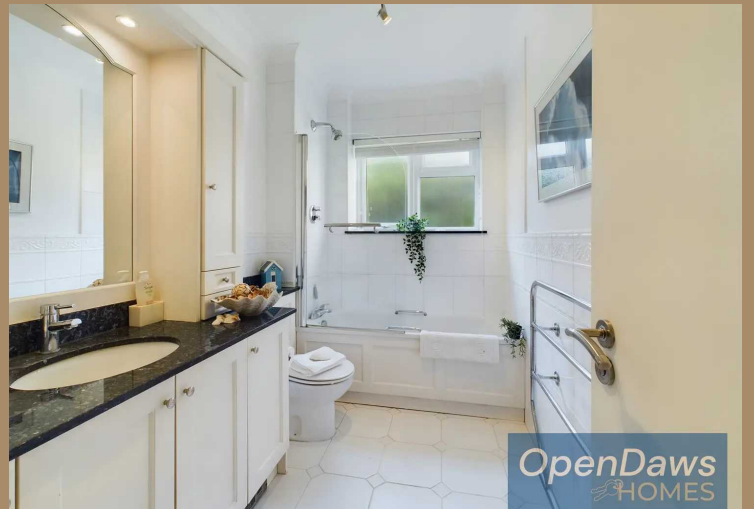




OpenDaws
@10150



OpenDaws
HOMES



OpenDaws
HOMES

Bedroom 2

10' 5" x 11' 11" (3.18m x 3.63m)

This bedroom is bright and inviting, with ample natural light streaming through its windows. It features a built-in wardrobe providing plenty of storage space, and comfortably accommodates a double bed for a cosy and restful atmosphere.

Bedroom 3

7' 11" x 7' 4" (2.41m x 2.24m)

This single bedroom boasts built-in wardrobes, ensuring efficient use of space without sacrificing style. Natural light floods the room, creating a bright and welcoming ambience perfect for relaxation or study.

Family bathroom

5' 11" x 9' 6" (1.80m x 2.90m)

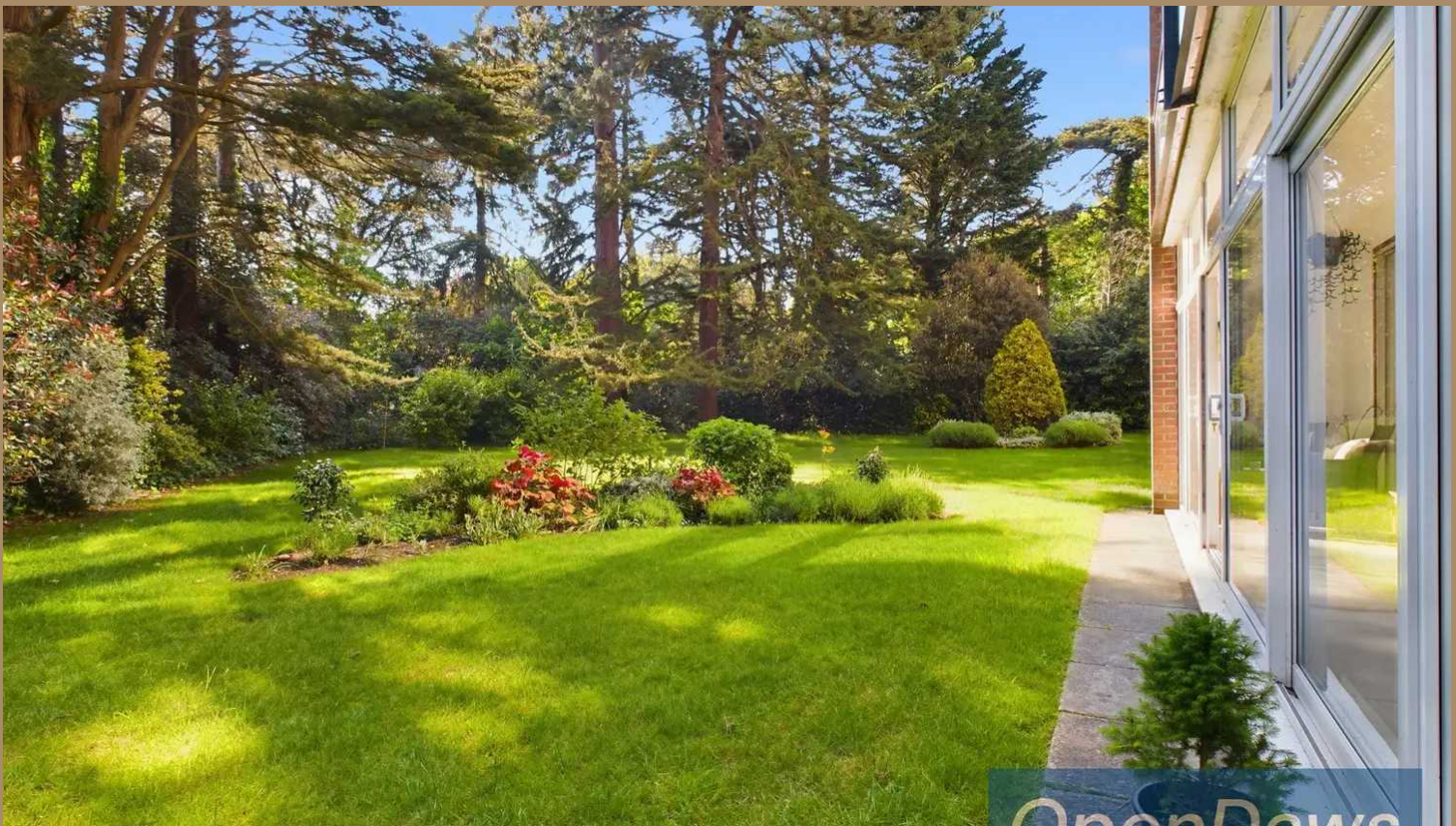
The family bathroom is well-lit allowing natural light to illuminate the space. It features a bathtub for relaxing soaks, a sink, and a toilet. Additionally, there is ample storage space to keep towels and toiletries neatly organised.

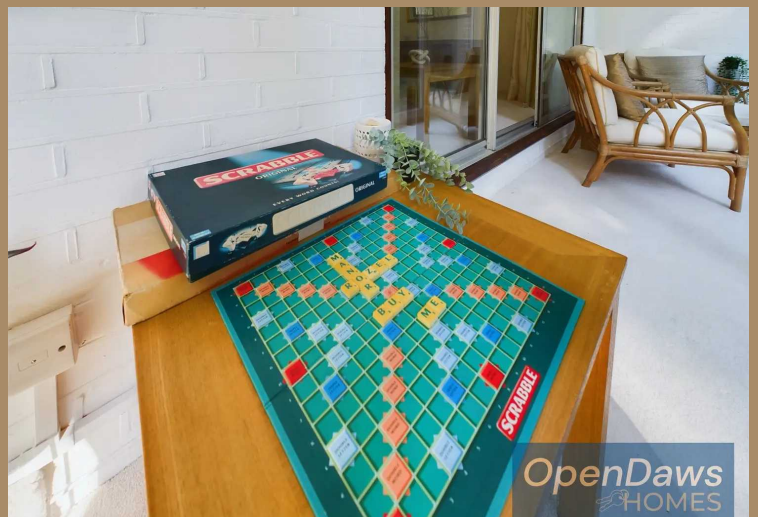
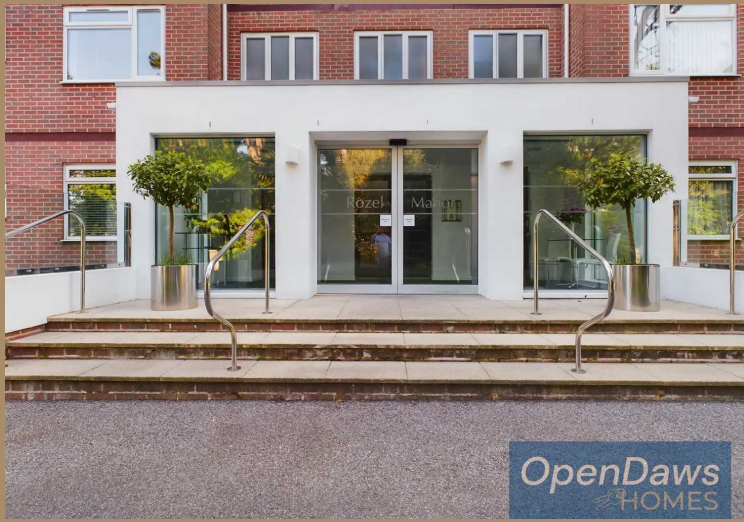


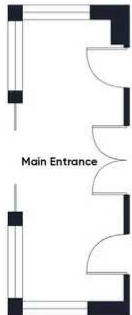
This property is in a fantastic location with picturesque communal gardens that serves as a serene retreat. The garden features a beautifully manicured lawn and towering trees that provide ample shade, enhancing the tranquil ambiance. Residents can enjoy nature's beauty right at their doorstep.

Additionally, the property includes a handy garage, perfect for storing all of life's essentials. The garage is equipped with power, making it suitable for electric vehicle charging as well.

This unique opportunity combines the convenience of modern amenities with the peacefulness of a natural oasis, offering an ideal living environment for prospective buyers.







Approximate total area⁽¹⁾
1278.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

360 Virtual tour and voice guided tour are available to view on line

OpenDaws
HOMES

Scan the QR code for further details

