





HOUSE & SON

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A modern build second-floor apartment, in the heart of the vibrant Winton area. This well-maintained property offers contemporary living and convenience. Being minute's walk from Winton High Street, Bournemouth University and main bus routes.

Inside, the apartment boasts a spacious open-plan living area with a well-equipped kitchen, a good-sized bedroom, a modern bathroom and ample storage throughout. Further benefits include communal bike and bin stores, an allocated parking space, being fully double-glazed and an impressive EPC rating.

Situated in the highly desirable BCP region, this property not only offers a comfortable living space but also places you at the centre of a community known for its outstanding quality of life. Additionally, the area is celebrated for its stunning beaches, lush parks, and vibrant town centres, ensuring a perfect balance of work, study, and leisure.



This apartment is an excellent opportunity for anyone looking to enjoy modern living in one of the UK's most desirable coastal communities.

COMMUNAL ENTRANCE

Secure entry system.

COMMUNAL HALLWAY

Stairs to the second floor.

SECOND FLOOR LANDING

Second floor landing, skylight over.

PRIVATE ENTRANCE

Wooden front door with a letterbox.

HALLWAY

Access into all principal rooms, storage cupboard housing electrical consumer unit, further storage cupboard housing electric water cylinder, with ample space for further storage. An intercom handset and electric radiator.

OPEN PLAN LIVING AREA

17' 4" x 12' 2 into bay window" (5.28m x 3.71m)

KITCHEN AREA

A stainless steel one and a half bowl sink, drainer to the side and the chrome mixer tap over, set into roll top work surface, with cupboards under and space for washing machine. A further range of matching base units, with an integrated electric fan oven, electric hob and extractor fan over, matching wall mounted units and a tiled splashback.







LIVING AREA

Double glazed roof window to the side, UPVC double glazed window into the front facing bay window, laminate flooring, multiple electrical sockets, media point and a wall mounted electric radiator.

BEDROOM

13' 5" x 9' 0" (4.09m x 2.74m)

Double glazed skylights to the rear and side, multiple socket points and a wall mounted electric radiator.

BATHROOM

White three piece suite comprising bath with side panel, with a glass shower screen to the side with a chrome trim, stainless steel mixer tap with shower attachment over, a wash hand basin with chrome mixer tap over, low-level WC, a double glazed skylight to the side, vinyl flooring, electric towel rail, part tiled walls and an extractor fan.

OUTSIDE

Enveloping communal gardens with a range of mature planting, including a hedge providing screening and privacy from the road, further turfed areas.

Communal bin and bike storage buildings.

PARKING

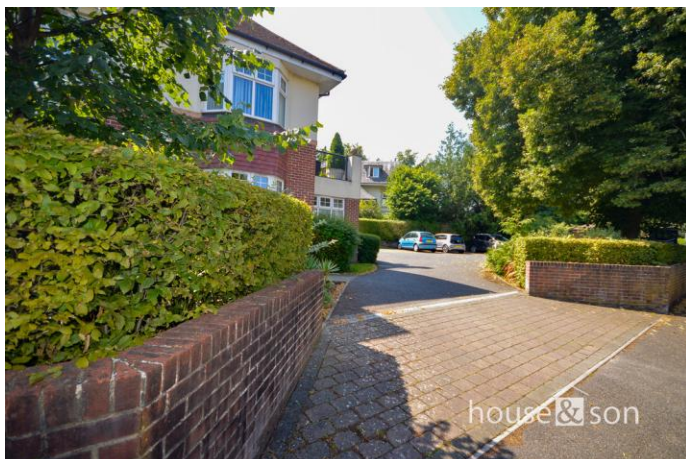
A tarmacadam driveway leading into parking area, with allocated block paved parking space.

MATERIAL INFORMATION

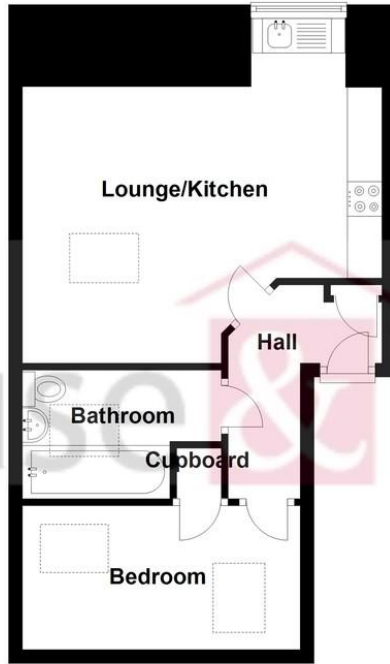
Lease - 112 years remaining

Ground Rent - £200 pa, rising by 100% every 25 years.

Service Charge - £1753 pa, reviewed annually.



Top Floor
Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 42.6 sq. metres (459.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 1 The Hawthorns 19, Hawthorn Road BOURNEMOUTH BH9 2GR	Energy rating	Valid until:	1 March 2030
	C	Certificate number:	8750-7427-6580-2982-4202

Property type	Ground-floor flat
Total floor area	44 square metres