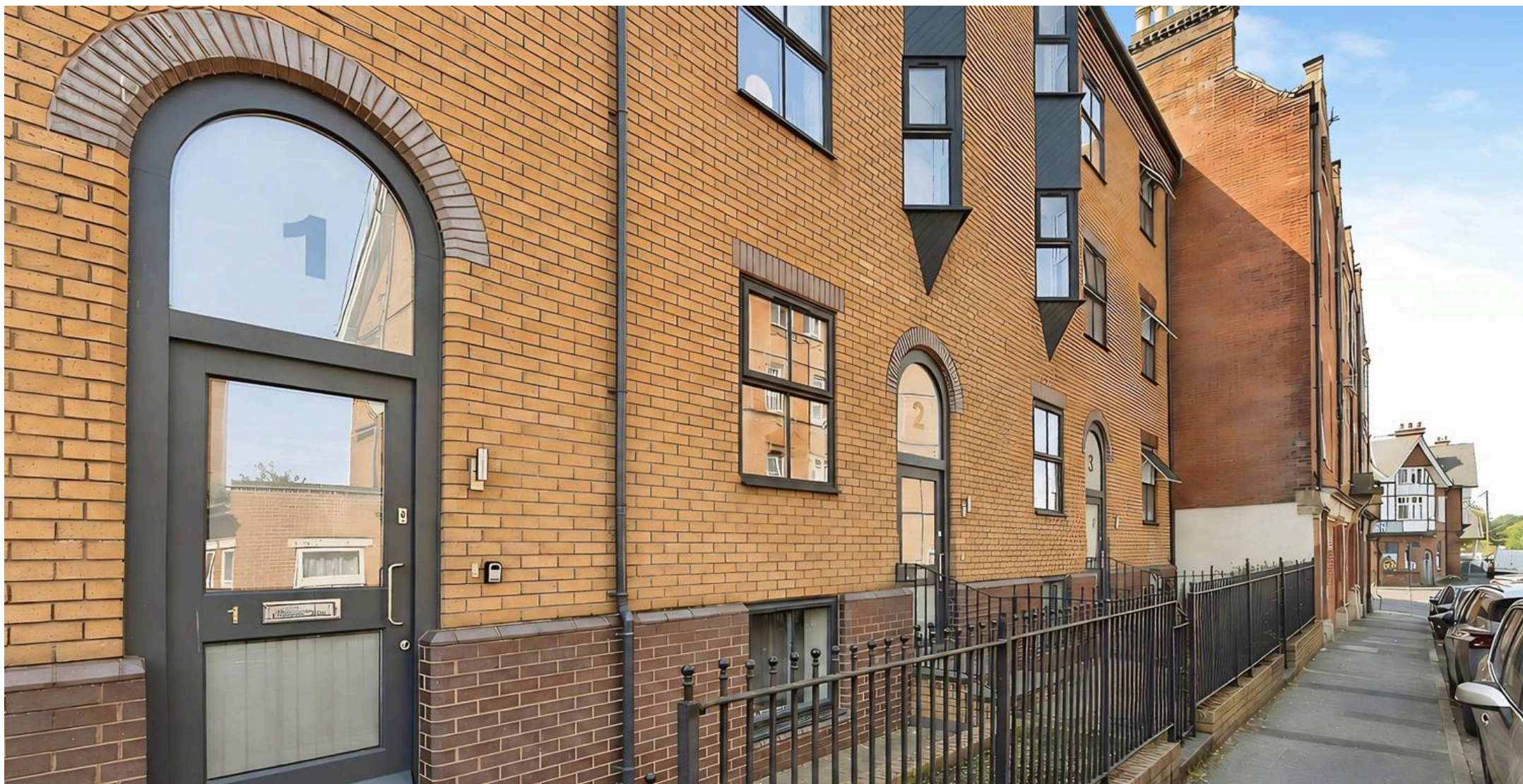




Flat 11, Gild House 70-74 Norwich Avenue West, Bournemouth
Bournemouth

£170,000



Flat 11

Gild House 70-74 Norwich Avenue West,
Bournemouth

Well-presented one-bedroom apartment in the heart of Westbourne, offered fully furnished with strong holiday let performance and close to the beach, shops and cafés.

Council Tax band: A

EPC Energy Efficiency Rating: C

- Established holiday let investment
- One bedroom apartment
- Contemporary finish throughout
- Open plan kitchen and living area
- Modern fitted kitchen
- Fully furnished
- Lift serving all floors
- Prime Westbourne location
- VIDEO TOUR AVAILABLE



Flat 11

Gild House 70-74 Norwich Avenue West,
Bournemouth

A well-presented one-bedroom apartment with established holiday let in the heart of Westbourne

Situated on the second floor of this converted development, this well-presented one-bedroom apartment offers an excellent opportunity to acquire an established holiday let in a popular Westbourne location. The property has achieved **91.3% occupancy so far in 2026, generating over £17,500 in income, following 310 nights booked during 2025.**

Finished in a contemporary style and offered for sale fully furnished, the apartment is ready to continue as a holiday-let property.

A secure communal entrance provides access to the building, with a lift serving all floors. Inside, the accommodation comprises an open-plan kitchen and living area, with the contemporary kitchen fitted with gloss cabinetry, modern worktops and integrated appliances including an oven and hob, fridge/freezer and washing machine. Wood-effect flooring runs throughout the living space.

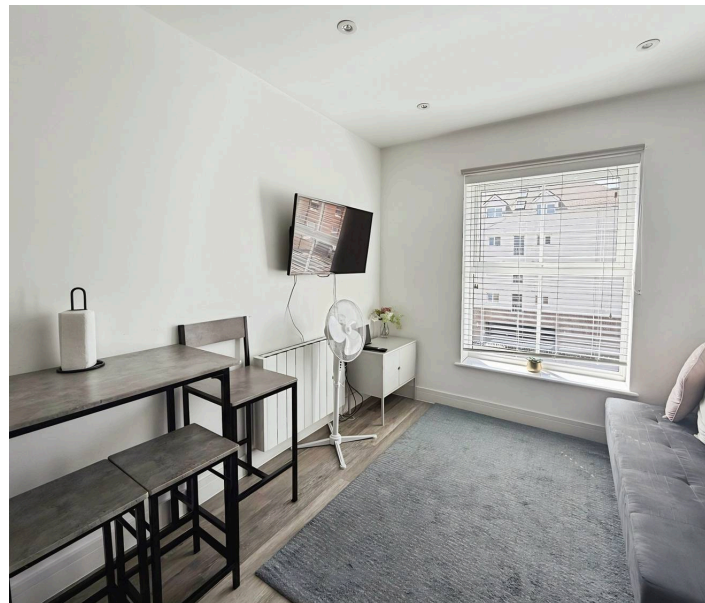
The double bedroom benefits from fitted mirrored wardrobes, while the modern bathroom is fitted with a heated towel rail.



The apartment is conveniently located in the heart of Westbourne, with its excellent selection of independent shops, cafés, restaurants and bars close by. Bournemouth town centre is within easy walking distance, while the award-winning sandy beaches are also just a short stroll away. The nearby A338 provides convenient road links towards Poole, Bournemouth and beyond.

With its **proven holiday-let performance, high occupancy levels, contemporary finish and sought-after coastal location**, this is an appealing opportunity for an investor looking for an established income-producing property. Offered fully furnished, the apartment could also provide the new owner with the flexibility to enjoy personal use.

119 years remain on the lease.





Floor Plan

Total floor area: 29.1 sq.m. (314 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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