



Apartment 7 Westbourne Manor Westbourne Road, Broomhill, Sheffield,

Saxton Mee

# Apartment 7 Westbourne Broomhill

Offers Around

## £300,000

Set within the grounds of an impressive Victorian conversion, this charming two-bedroom, two-bathroom duplex apartment offers well-planned accommodation across two floors. Securely positioned behind a private gated entrance with an allocated parking bay, the property combines period character with a bright, practical layout.

On the ground floor, a welcoming entrance hall leads through to a fitted kitchen and a generously sized lounge/dining room measuring over 24ft in length. With ample space for both seating and dining, this versatile living area is ideal for everyday life as well as entertaining. The extensive south-facing views to the rear are exceptional, making this property particularly desirable. A family bathroom completes the ground floor.

Stairs lead down to the lower ground floor, where you'll find two well-proportioned double bedrooms and a further shower room. The principal bedroom is bright and spacious, benefitting from French style doors opening onto the terrace, while the second bedroom would work well as a lovely guest room, study or home office.

Residents also benefit from maintained communal gardens and from a delightful large terrace shared with just two other apartment. This provides a lovely outdoor space for al fresco dining with seating areas and storage sheds.

The location really is fabulous, situated in the very heart of Broomhill, you're only a short stroll from its vibrant and welcoming mix of cafés, shops and restaurants, with hospitals and the universities also close at hand. There are excellent transport links into Sheffield city centre and out towards the Peak District National Park. Early viewings are highly recommended.



- Attractive duplex apartment within a converted Victorian building
- Ideal for professional couples, downsizers or investors looking to expand their rental portfolio
- Potential rental income of around £1200 per calendar month
- Offered for sale with no onward chain
- Spacious dual aspect lounge/dining room
- Two double bedrooms and two bathrooms (one on each floor)
- Well-maintained communal gardens and shared terrace
- Secure gated entrance with allocated parking bay
- Excellent Broomhill location, close to shops, cafés and restaurants and convenient for hospitals and universities
- Leasehold





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