



HEARNES
WHERE SERVICE COUNTS

An impressive detached three-bedroom family home with Art Deco styling and flexible accommodation. The property is just a short walk from the highly popular Westbourne Village, which offers a variety of boutique bars, shops, and restaurants. It is also within walking distance of Coy Pond and Bournemouth Pleasure Gardens, providing a peaceful, sylvan route into the heart of Bournemouth Town Centre, the award-winning sandy beaches, and transport links, including a mainline train station. The property boasts views towards St John's Church and Bournemouth Gardens and further benefits from two luxury bath/shower rooms, a spacious living room, a refitted kitchen, a study, and ample off-road parking.

Upon entering the property, a feature entrance hall leads to all ground-floor accommodation and provides access to the rear garden. The converted garage, fully insulated and equipped with a smart radiator, is currently used as an office and gym, with sliding doors opening onto a secluded terrace and the garden. From the entrance hall, original green Terrazzo steps lead to a bright and airy dual-aspect living room that overlooks both the side and front aspects. The living room opens into a dining area with oak bi-fold internal doors, which in turn leads to a separate kitchen. The recently refitted luxury kitchen features contrasting quartz countertops, a sink, and integrated appliances. Off the internal hallway, a large double bedroom includes fitted wardrobes and an elevated view of the rear garden. Completing the downstairs accommodation is a luxury bathroom with a separate shower enclosure, bath, WC, and hand wash basin with built-in storage. On the first floor are two further double bedrooms, both generously sized and offering fitted storage. A modern shower room and storage cupboard completes the accommodation.

The property sits on a private, secluded plot, with the rear garden featuring a raised terrace perfect for al fresco dining, three seating areas, and a unique basketball court that could be converted back into a lawn area. At the front, a driveway provides ample off-road parking for multiple vehicles.

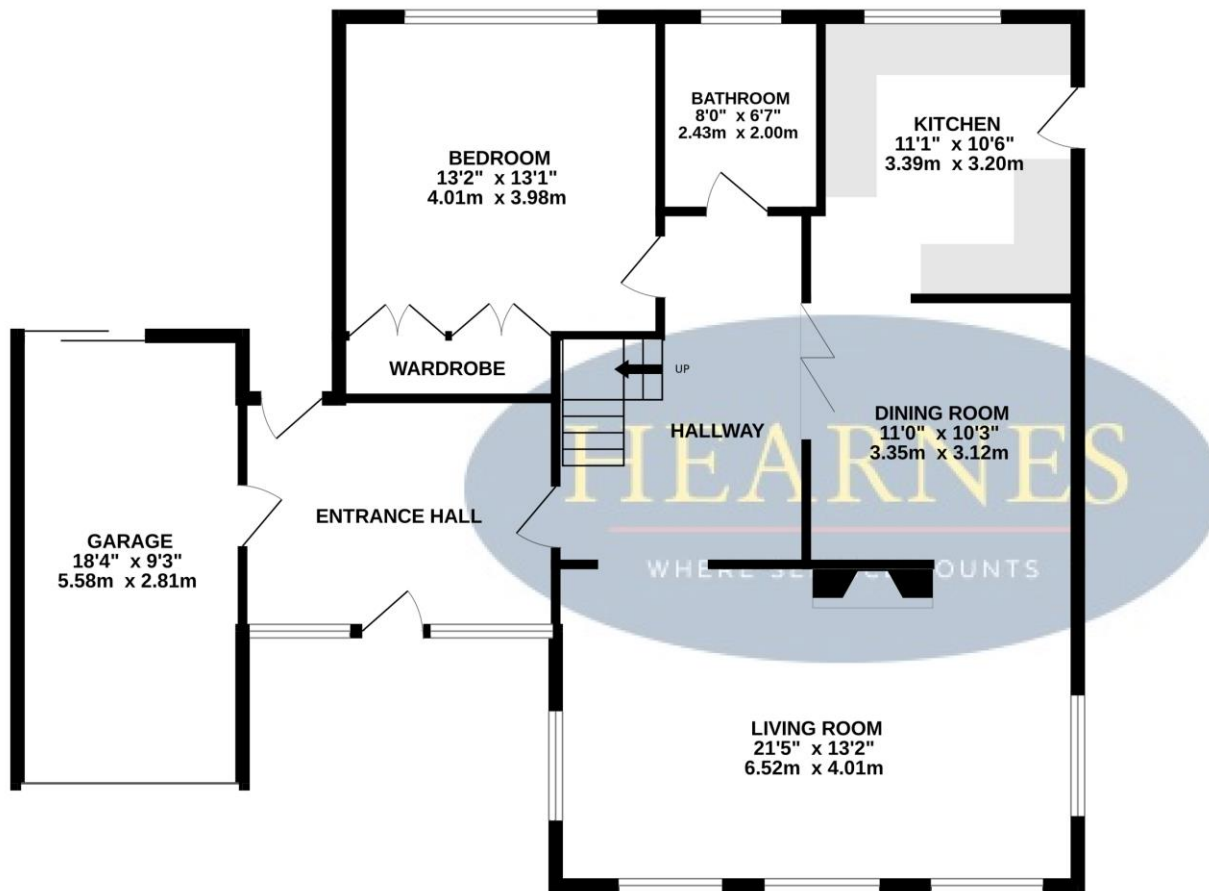
COUNCIL TAX BAND: F

EPC RATING: D

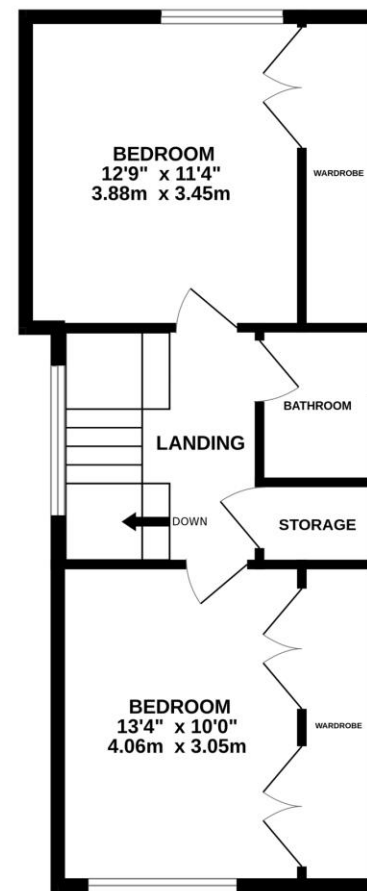
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1577sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

