



HEARNES
WHERE SERVICE COUNTS

An impressive and rarely available five bedroom detached house located within the highly sought after East Cliff location only a moments walk to the award winning sandy beaches and seafront along with being within easy reach of Bournemouth Town Centre and main transport links including mainline train station. The property has been superbly maintained by the current owner and offers impressive and flexible living accommodation approaching 2700 sq ft whilst the property is situated in established, private gardens and further benefits from ample off road parking and a garage.

The property is offered for sale with no forward chain.

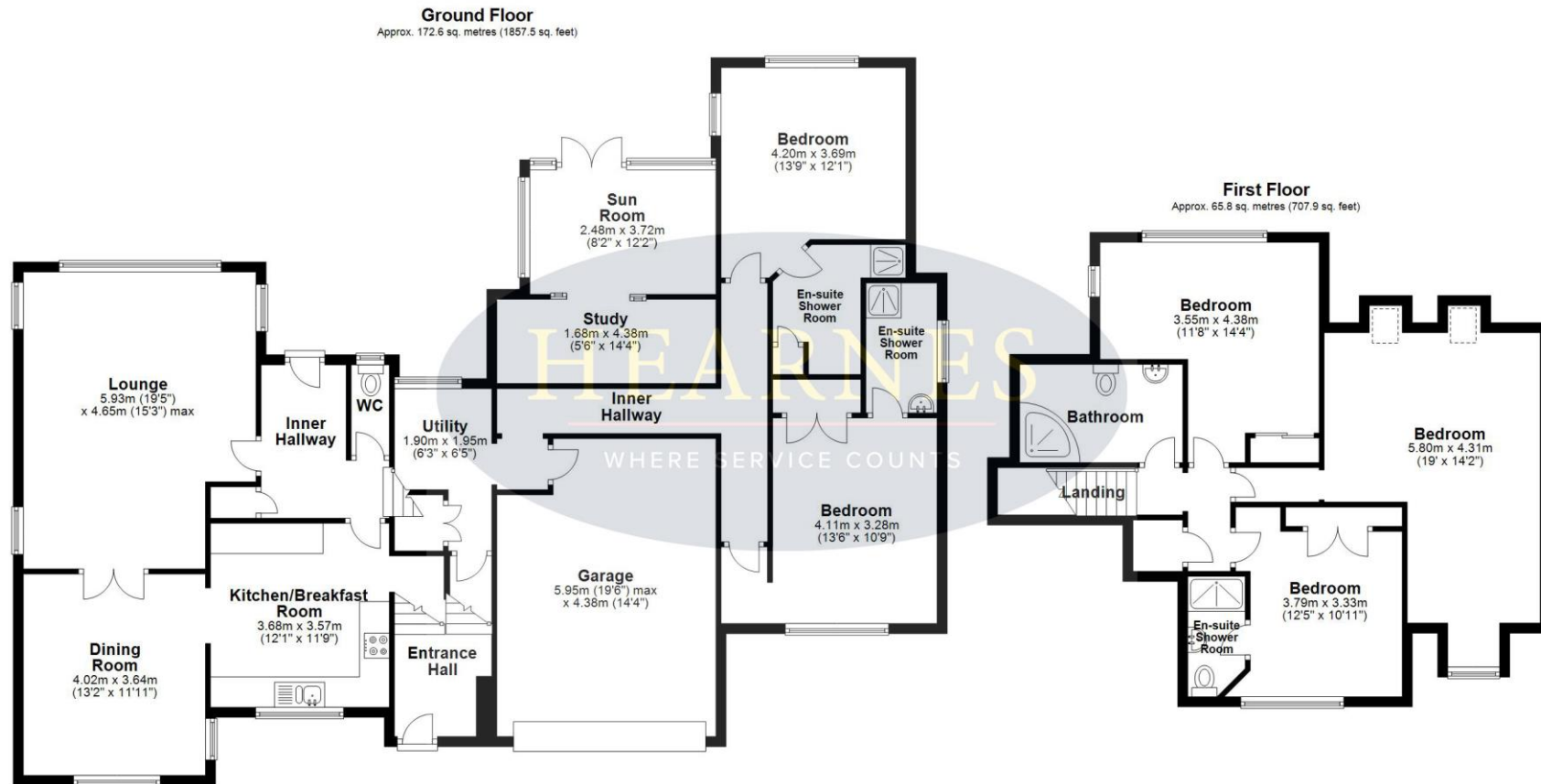
The property enjoys impressive and highly flexible living accommodation and features a spacious living room, separate dining room, modern kitchen/breakfast room along with a study area and Sun Room. The property offers five spacious bedrooms with four bath/shower rooms of which these could also be utilised to create a separate living and bedroom area. The accommodation is complete with an additional WC and separate utility room.

Externally the property is located within superbly manicured, private grounds with the southerly facing rear garden featuring a large area laid to lawn along with a generous patio seating area adjoining the rear of the property providing the ideal outdoor dining and entertaining area. To the front an attractive paved driveway provides ample off road parking and leads to a garage.

EPC RATING: E COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.





Total area: approx. 238.3 sq. metres (2565.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

