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LINKHOMES  
ESTATE AGENTS



395 Castle Lane West, Bournemouth, Dorset, BH8 9TJ  
Guide Price £500,000

**\*\* NO FORWARD CHAIN \*\* DETACHED FAMILY HOME \*\*** Link Homes Estate Agents are delighted to present for sale this four bedroom, three bathroom detached family home situated in the heart of BH8. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a three-piece en-suite, a bright and airy living room with direct access onto the garden, a separate dining room and kitchen, a downstairs cloakroom, a double garage with a roller door and offering power and lighting, a mature garden and a block-paved driveway for multiple vehicles. This is a perfect family home!

Castle Lane West is situated in the much-desired area of BH8 and offers an abundance of local amenities. Just moments away you will find Castlepoint Shopping Centre, Mallard Road Retail Park, The Sir David English Sports Centre, Royal Bournemouth Hospital, Castle Lane Pharmacy and Littledown Leisure Centre. Schools nearby include Queen's Park Academy, St. Walburga's Catholic Primary School, Bournemouth School for Girls, Bournemouth School for Boys and The Bishop of Winchester Academy. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 3 miles away with direct routes to London Waterloo. It is also useful to note, there are multiple bus stops running frequently within walking distance from the property. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hall

Coved ceiling, ceiling lights, consumer unit, double-glazed UPVC frosted door to the front aspect, alarm system, radiators, power point, stairs to the first floor and carpeted flooring.

### Living Room

Coved ceiling, ceiling lights, double-glazed UPVC windows to the front aspect, double-glazed UPVC sliding doors to the rear aspect, wall lights, feature electric fireplace, radiator, television point, telephone point, power points and carpeted flooring.

### Dining Room

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, television point and carpeted flooring.

### Cloakroom

Ceiling light, double-glazed UPVC frosted window to the rear aspect, wall-mounted toilet, wall-mounted sink with storage, wall-mounted mirror with feature lighting, stainless steel heated towel rail, partially-tiled and tiled flooring.

### Kitchen

Ceiling light, double-glazed UPVC windows to the rear aspect, double-glazed UPVC single door to the rear aspect leading onto the conservatory, wall and base mounted units, GlowWorm boiler, integrated four-point gas hob, integrated over and overhead stainless steel extractor fan, space for an undercounter fridge, space for an undercounter freezer, space for a washing machine, stainless steel sink with drainer, tiled splashback, power points, radiator, alarm system and tiled flooring.

### Conservatory

Single-glazed conservatory with a door side aspect, power points, plumbing for a washing machine and tiled flooring.

## First Floor

### Landing

Ceiling light, smoke alarm, loft access, power points, storage cupboard housing the water cylinder generated by the solar panels and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, television point, alarm system and carpeted flooring.



### En-Suite

Ceiling light, double-glazed UPVC frosted window to the side aspect, tiled enclosed electric shower with glass shower screen, wall-mounted sink, toilet, wall-mounted storage with mirror front, wall-mounted light with shaver point and tiled flooring.

### Bedroom Two

Ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Four

Ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.

### Bathroom

Ceiling light, double-glazed UPVC frosted window to the rear aspect, partially-tiled, panelled bath with overhead shower and glass shower screen, pedestal sink, radiator, toilet, wall-mounted light with shaver point and vinyl flooring.

## Outside

### Garden

Partially laid to lawn, partial block-paved patio, side gate access, double garage with a roller door offering power and lighting, surrounding shrubbery and trees, surrounding wooden fences, outside lights and outside tap.

### Driveway

Block-paved drive for multiple vehicles, metal gates, surrounding brick walls and wooden fences, outside light, laid-to-lawn, raised sleepers and surrounding shrubbery.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: D - Approximately £2,147,75 per annum

### Stamp Duty

First Time Buyer: £3,750  
Moving Home: £12,500  
Additional Property: £27,500