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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

A rare opportunity to secure a charming semi-detached house occupying a super position just a short stroll from vibrant Westbourne and Chine walks which meander to the beach. This lovely home has been subject to many upgrades and boasts generous and well proportioned accommodation to include a well fitted kitchen, separate lounge featuring bay window and dining room off with access out to the balcony, downstairs cloakroom, three good size bedrooms and family bathroom. Outside, there is a delightful rear garden accessed via stairs down from the porch, plus a garage and driveway for off road parking. This unique home offers the perfect combination of convenience and lifestyle living and would make an excellent property choice.

Ideally positioned in this highly sought after area moments from the heart of Westbourne, renowned for its eclectic mix of cafe bars, boutique shops and diverse restaurants creating a lively yet welcoming community atmosphere as well as the usual high street names such as Marks and Spencer food hall. Picturesque Chine walks with meandering pathways are also close by and lead directly on to miles upon miles of golden sandy beaches and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club, one of the UK's top 100 courses.

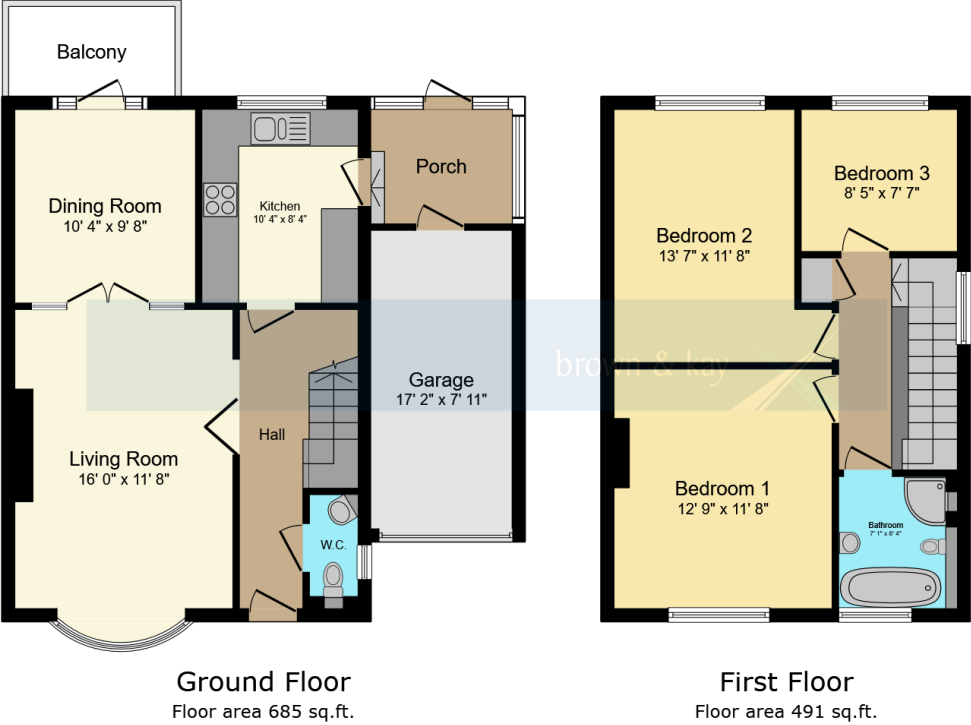
MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Driveway & Garage
- Utilities - Mains Electricity, Mains Gas & Mains Water
- Drainage - Mains Drainage
- Broadband - Refer to ofcom website
- Mobile Signal - Refer to ofcom website
- Council Tax - Band D
- EPC Rating - C

KEY FEATURES

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY
- WELL PRESENTED
- EXCELLENT LOCATION
- FOUR PIECE BATHROOM PLUS
- ADDITIONAL CLOAKROOM
- LOUNGE/DINER
- BALCONY
- LOWER GARDEN
- FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		87
B		
C		69
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total floor area: 1,176 sq.ft.

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