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residential sales

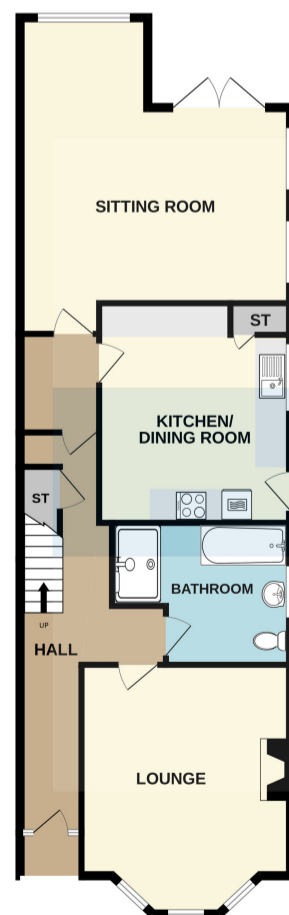
lettings

mortgages

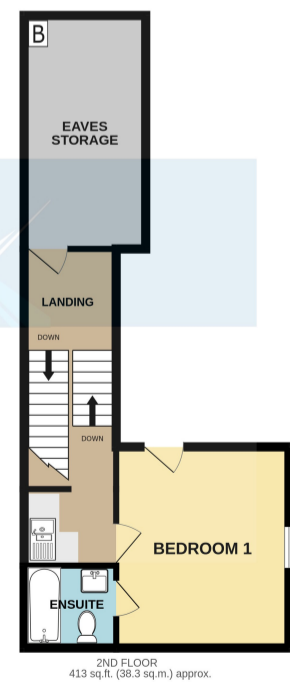
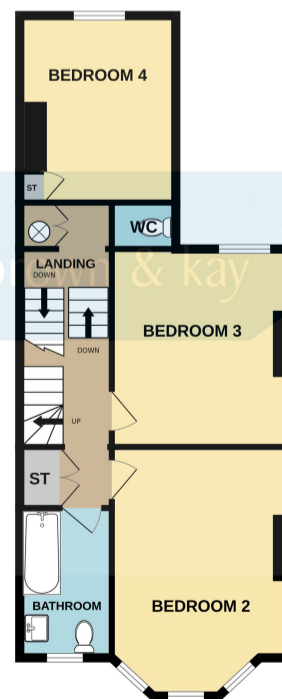
land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1939 sq.ft. (180.2 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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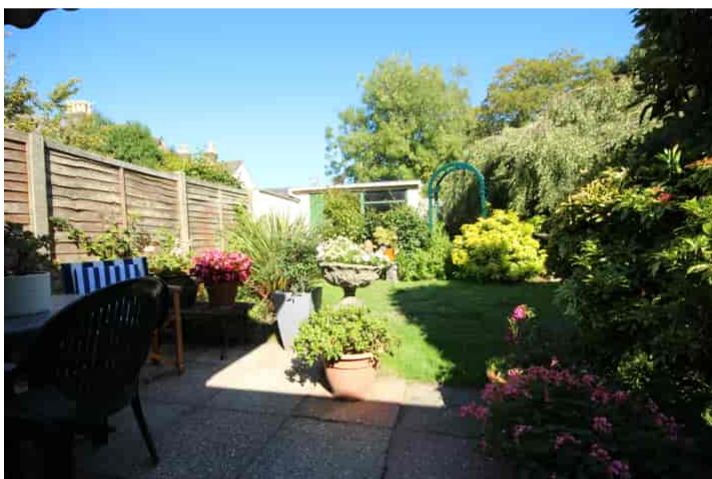
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 10 R L Stevenson Avenue, WESTBOURNE, Dorset BH4 8EG

£725,000

### The Property

Brown and Kay are pleased to bring to the market for the first time in circa 30 years this delightful character semi detached property well located in the heart of Westbourne. The home has many character features including cornicing and picture rails and affords well proportioned accommodation arranged over three storeys, with options to create dual family living. In brief, there are two good size reception rooms together with a 14' kitchen/dining room and ground floor bath/shower room, three first floor bedrooms with cloakroom and separate shower room, and on the second floor is a further bedroom with en-suite bathroom. Additionally, there is a more than generous, pretty garden to the rear plus the benefit of parking to the front of the property.

Well positioned in the heart of Westbourne to take advantage of an easy stroll in to the local village which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also within walking distance and these meander directly to glorious sandy beaches with miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### FEATURE ENTRANCE HALL

Double glazed door through to the hallway with stairs to the first floor, understairs storage cupboard, further cupboard and recess for tumble dryer.

### LOUNGE

16' 3" in to bay x 13' 3" (4.95m x 4.04m) Double glazed feature bay window to the front aspect, radiator, decorative cornicing and picture rail, fireplace with matching hearth and mantle.

### GROUND FLOOR BATH/SHOWER ROOM

10' 11" max x 8' 2" (3.33m x 2.49m) Double glazed window, suite comprising panelled bath with hand grips, low level w.c., wash hand basin and oversize shower cubicle, tiled walls.

### KITCHEN/DINING ROOM

14' 0" x 11' 10" (4.27m x 3.61m) Double glazed side aspect window, excellent range of wall and base units, unit housing double oven, work surface with inset hob, space for fridge/freezer, space and plumbing for washing machine, wall units, pantry cupboard, space for table and chairs, radiator, door to side garden.

### SITTING ROOM/SNUG

18' 3" max x 13' 0" (5.56m x 3.96m) Double glazed window overlooking the pretty gardens, double glazed double opening doors to the garden, radiator.

### FIRST FLOOR LANDING

Inner lobby with double opening cupboard housing tank and linen storage.

### CLOAKROOM

Side window, low level w.c. and radiator.

### BEDROOM ONE

16' 2" in to bay window x 11' 6" (4.93m x 3.51m) Currently used as a lounge with double glazed front aspect feature bay window, radiator.

### BEDROOM THREE

13' 0" x 11' 7" (3.96m x 3.53m) Double glazed window to the rear aspect, radiator.

### BEDROOM FOUR

12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to the rear aspect, radiator, storage cupboard, picture rail.

### SHOWER ROOM

9' 5" x 6' 0" (2.87m x 1.83m) Double glazed window, suite comprising oversize shower cubicle, wash hand basin and low level w.c., radiator.

### SECOND FLOOR LANDING

Access to large eaves storage area housing recently replaced boiler.

### BEDROOM TWO

13' 0" x 11' 2" (3.96m x 3.40m) Double glazed window to the side aspect, radiator, eaves storage.

### EN-SUITE BATHROOM

Suite comprising panelled bath, low level w.c., and pedestal wash hand basin. Tiled walls and wall mounted heater.

### FRONT OF PROPERTY

Laid to lawn with shrub borders, paved driveway providing parking spaces which extends to the side of the house with an area for seating and potted plants.

### DELIGHTFUL REAR GARDEN

A particular feature of the home is the pretty garden which enjoys a good degree of seclusion with patio area, generous lawn well stocked with shrub and flower borders, concrete storage shed with power and light.

### COUNCIL TAX - BAND E