



HEARNES

WHERE SERVICE COUNTS

A charming and superbly presented three double bedroom, character home located in a highly sought after location backing directly onto the beautiful Bournemouth Gardens and providing easy access to Bournemouth Town Centre, the award winning sandy beaches and popular Westbourne Village. The property has been tastefully updated and maintained by the current owners, whilst retaining many original features and benefitting from two spacious reception rooms and a conservatory along with further enjoying a modern kitchen, high specification shower room, ample off road parking and detached garage.

The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious reception room overlooking the front aspect. A further reception room, with feature fireplace, leads into a conservatory which overlooks and provides access to the rear garden. The property features a modern kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and leading into a separate utility room.

Situated on the first floor are the property's three bedrooms all of which are double in size and benefitting from fitted wardrobes. The accommodation is complete with a luxury fitted shower room comprising a WC, wash hand basin and large walk in shower.

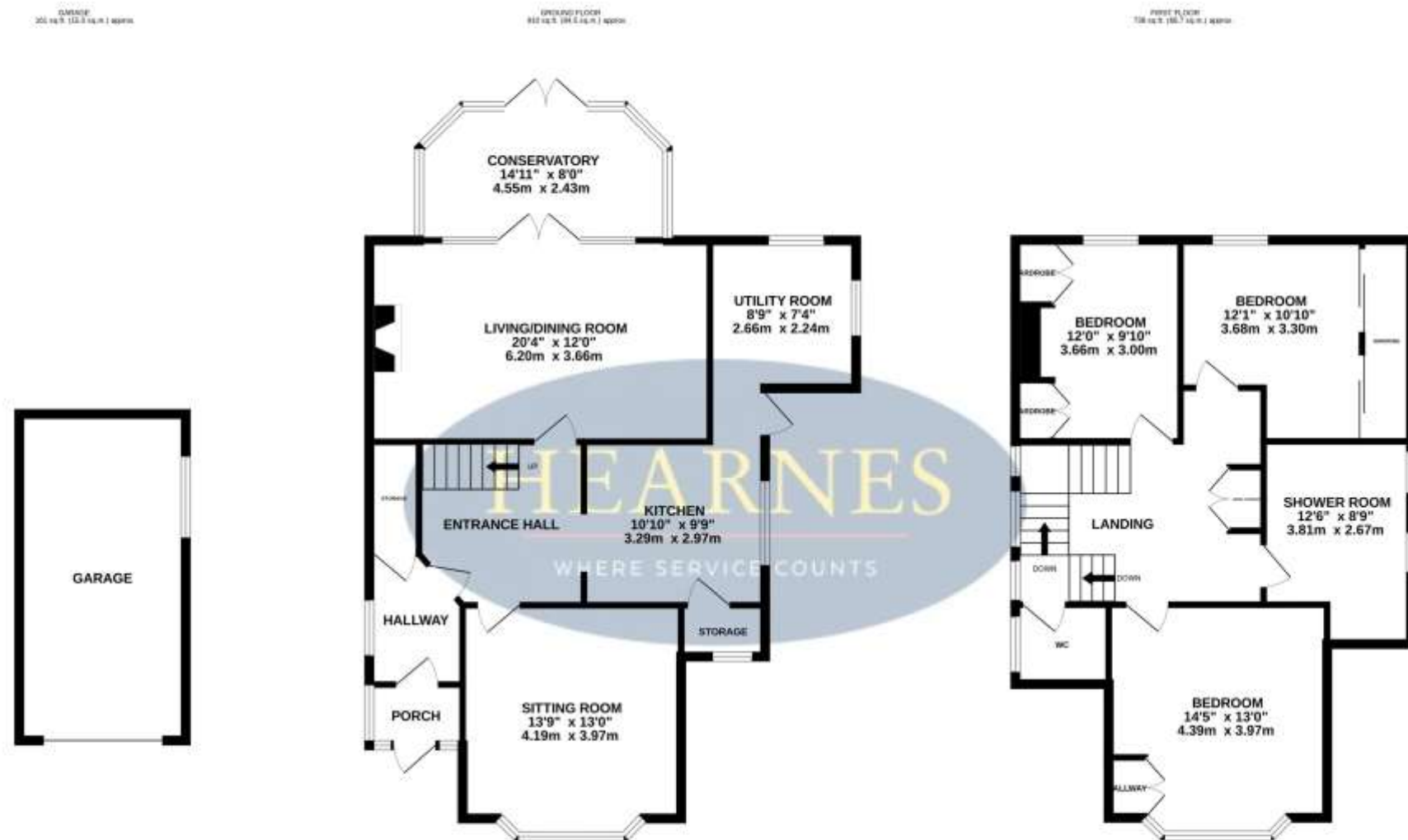
Externally the property is situated centrally on a private, established plot offer various seating and lawn areas with a driveway providing off road parking leading to a detached garage.

EPC RATING: D

COUNCIL TAX BAND: F

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.





TOTAL FLOOR AREA: 1810 sq.ft. (168.2 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

