



HEARNES

WHERE SERVICE COUNTS

A superbly presented three bedroom split level maisonette offering generous living accommodation including a share of freehold, parking with garage and a impressive private garden. The property is within a beautiful character conversion situated in a sought after Dean Park location moments from main transport links, Bournemouth Town Centre and the award winning sandy beaches. An internal viewing is highly recommended to appreciate this unique home.

Upon entering the property through a refitted contemporary front door, a welcoming entrance porch leads to the first-floor accommodation. The spacious living room features high ceilings, a decorative fireplace, and overlooks the side aspect of the conversion, creating a bright and characterful space. The modern kitchen/dining room also benefits from high ceilings, a decorative fireplace, and an attractive bay window that enhances the natural light. The stylish fitted kitchen offers a range of floor and eye-level units, finished with a contrasting work surface, and provides space for additional white goods. Completing the first floor accommodation is a modern shower room with WC, hand wash basin, shower enclosure and storage.

A stylish staircase, complete with LED step lighting and an elegant glass balustrade, leads to three generously sized double bedrooms, each with its own luxury bath/shower room, and access to an impressive loft area. The primary bedroom is particularly spacious, featuring a contemporary en-suite shower room and a walk-in wardrobe. From here, the loft space is easily accessed—offering superb storage or exciting potential for further accommodation (STPP). Bedroom two enjoys fitted wardrobes and a sleek en-suite shower room, while bedroom three is another substantial double, also benefiting from fitted wardrobes and a beautifully appointed en-suite bathroom.

Externally, the property boasts an exceptional private garden, mainly laid to lawn, with a spacious patio seating area and a further raised seating area at the rear. The raised area provides a delightful outlook over the garden and towards Dean Park Cricket Ground, offering a peaceful and picturesque setting. The property is approached via electrically operated gates and benefits from allocated parking as well as a private garage.

Share of freehold - 999 years from 2001  
Maintenance charge approximately £125 PCM.  
Ground rent : Nil

**COUNCIL TAX BAND: C**

**EPC RATING: D**

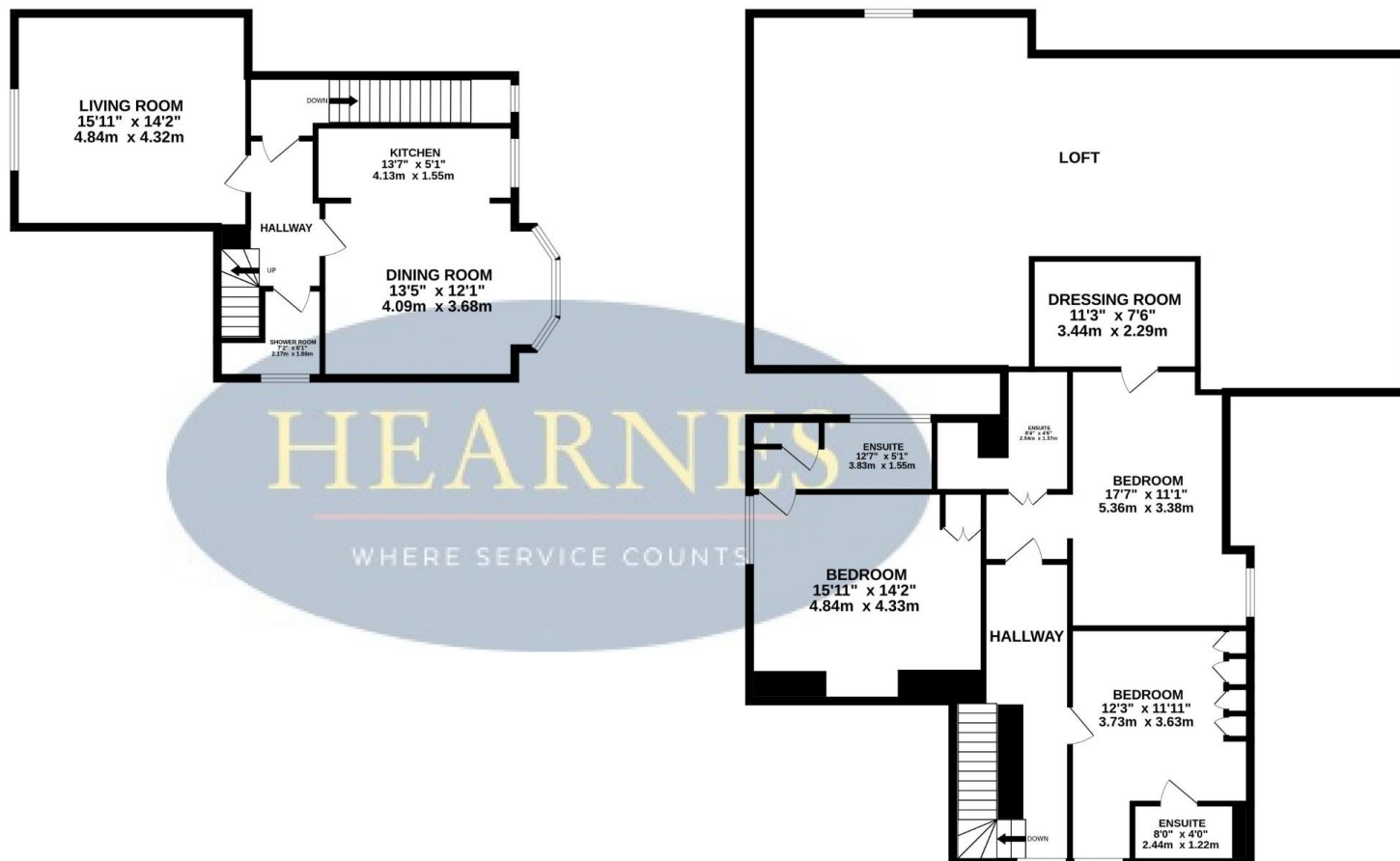
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GARAGE

FIRST FLOOR

SECOND FLOOR



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

