



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

rightmove find your happy

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





### THE PROPERTY

Brown and Kay are pleased to market this well presented town house located close to Poole Quay and the town centre. The spacious accommodation is arranged over three floors and in brief comprises a ground floor bedroom, cloakroom, utility room and generous kitchen with access to the garden, and on the first floor you will find a lounge plus bedroom three, and on the top floor are two further bedrooms, an en-suite shower room to the master, and a main bathroom. There is also the benefit of an enclosed rear garden and together with an allocated parking space this would make an excellent property choice.

The property enjoys a super location in this popular spot ideally positioned to take advantage of all the area has to offer. Nearby you will find the historic Poole Quay with its pretty water front and many eateries to kick back and enjoy the impressive views towards Brownsea Island. For shopping needs, Poole town centre is also within walking distance and also offers a main bus depot plus train station with links to London Waterloo. For beach lovers, there are miles upon miles of golden sandy beaches closeby with promenade stretching from the famous Sandbanks one way to Bournemouth and beyond in the other.

### MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Allocated parking space
- Utilities - Mains Gas, Electricity and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating - C

### KEY FEATURES

- NO FORWARD CHAIN
- LOCATION CLOSE TO THE QUAY
- TOWN HOUSE
- FOUR BEDROOMS
- KITCHEN/DINER
- REAR GARDEN
- ALLOCATED PARKING PLUS VISITOR PARKING
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- TENURE - FREEHOLD

TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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.  
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	82

