



**HEARNES**  
WHERE SERVICE COUNTS

An impressive semi-detached home located in a highly popular and convenient area, just moments from award-winning sandy beaches. Situated less than 2 miles from both Southbourne and Bournemouth Town Centre, the property is surrounded by an abundance of local shops, bars, and restaurants. This is a fantastic opportunity for investment or potential alteration, subject to planning permission (STPP).

Upon entering the property through an enclosed porch, the space and character are immediately apparent, with a welcoming hallway featuring high ceilings that provide access to all ground-floor accommodation, as well as stairs leading to the first and second floors. At the front of the property, there is an attractive living room with a large bay window and access to a 'Jack and Jill' shower room. A separate reception room, ideal as a playroom or study, overlooks the side aspect and includes a storage cupboard. Toward the rear, there are two further reception rooms: one currently serves as a bar and dining area, while the other is a bright, airy living room with sliding doors that open to the rear garden. The separate kitchen is fitted with a range of base and eye-level units, an integrated gas hob and oven, and additional space for appliances.

On the first floor, a spacious landing leads to four bedrooms, four bath/shower rooms, a kitchenette, and stairs ascending to the second floor. The principal bedroom is a spacious double room with a bay window to the front aspect and an ensuite. Bedrooms two and three are also generously sized doubles, each with its own ensuite. To the rear, a fourth bedroom is served by a modern, fully-tiled bathroom.

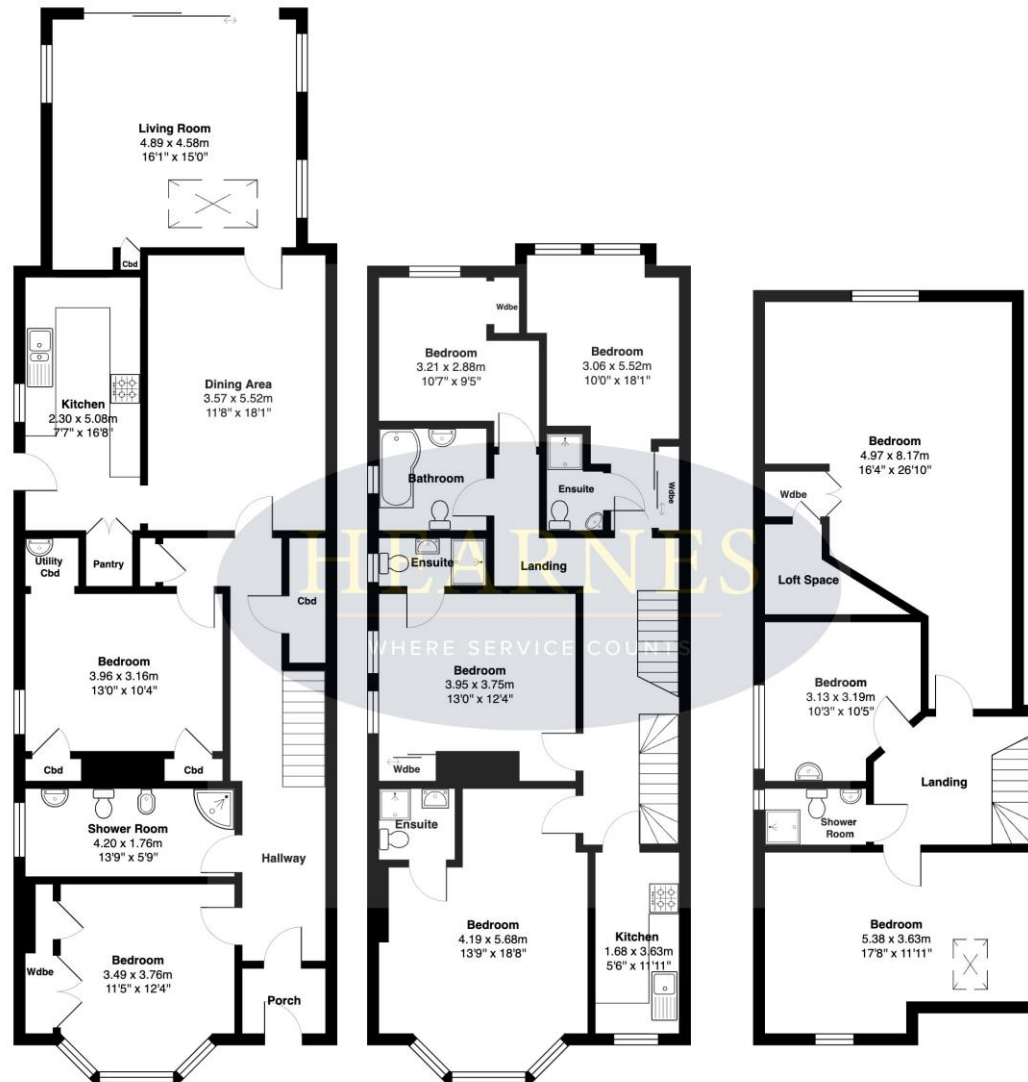
The second floor offers three additional bedrooms, all served by a shower room. At the front of the property, a large driveway provides ample parking space for multiple vehicles. The rear of the property features a landscaped, low-maintenance garden with a patio area and useful storage sheds.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 Area: 287.2 m<sup>2</sup> ... 3091 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

