



HEARNES
WHERE SERVICE COUNTS

A beautifully presented five bedroom detached character house offering an impressive 4574 sq ft of accommodation over three floors. Situated on a corner plot the property is ideally situated only a moments walk from the cliff tops and sea front and a short drive to Bournemouth Town Centre. The property has been tastefully updated by the current owners whilst retaining many original features. An internal viewing is highly recommended to appreciate the spacious and flexible accommodation on offer.

On entering the property a grand entrance hall with a split staircase leading to the first floor landing provides access to three generously sized reception rooms all of which feature original fireplaces. The hallway leads into a modern fitted open plan kitchen/ breakfast room overlooking and providing access to the garden via bi-folding doors. The kitchen offers a range of floor and eye level units finished with a contrasting solid stone work surface and offering space for a range style cooker and American style fridge/ freezer. Completing the ground floor accommodation is a utility room, separate storage room and cloakroom.

Situated on the first floor are the properties five bedrooms all of which are double in size with two of the bedrooms benefitting from en suite shower rooms. A family bathroom completes the accommodation on the first floor.

Located on the second floor is an impressive games room, separate TV/ cinema room, sauna and wet room with shower facilities.

The property is situated on a corner plot with clearly defined fence and established shrub borders. A generously sized patio seating area adjoins the rear of the property along with a covered terrace area. An area of off-road parking leads to a tandem length garage and into a separate workshop.

COUNCIL TAX BAND: F

EPC: 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.

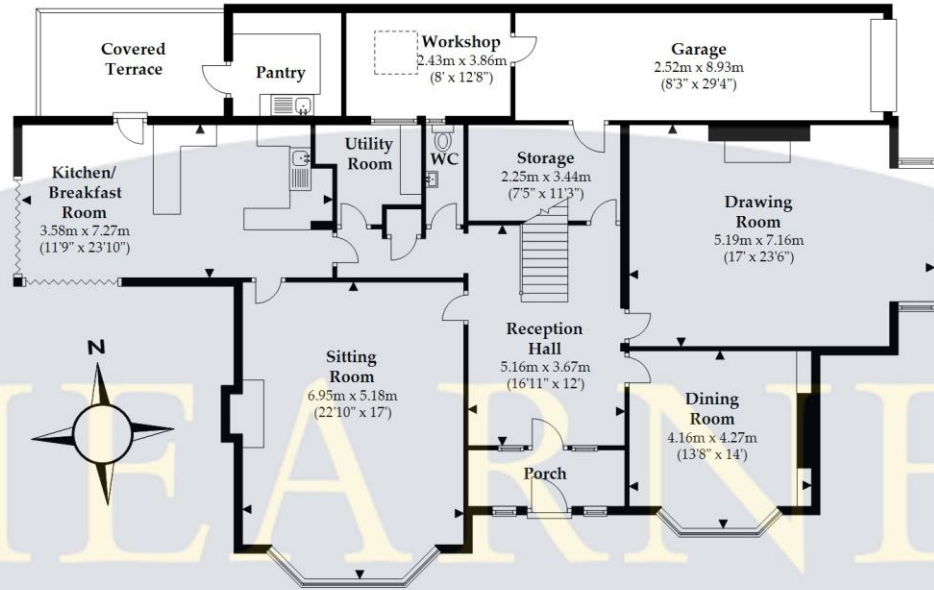




Ground Floor

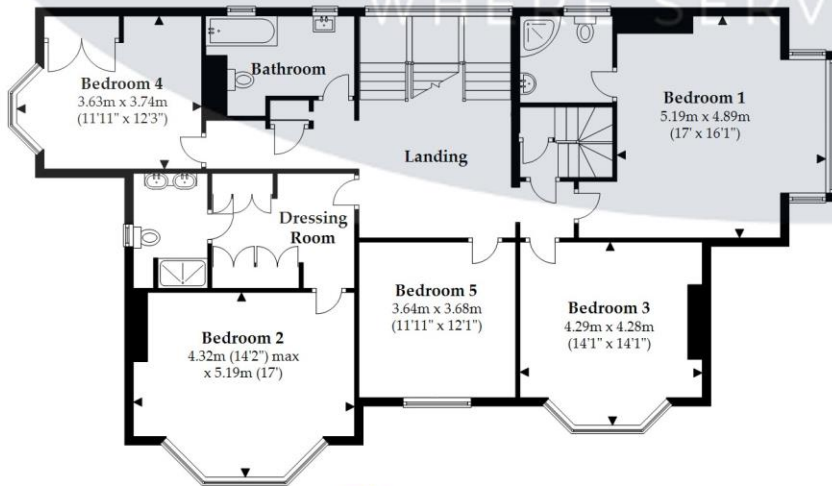
Approx. 195.4 sq. metres (2103.0 sq. feet)

Note: Loft Storage and Covered Terrace are not included in the floor area calculations



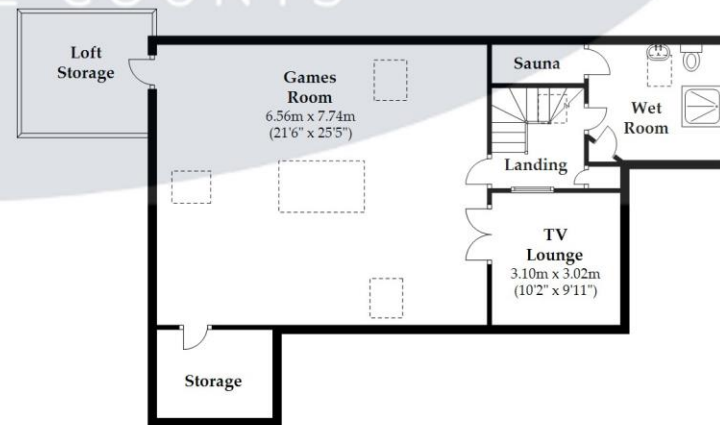
First Floor

Approx. 145.8 sq. metres (1569.2 sq. feet)



Second Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



LJT SURVEYING Total area: approx. 425.0 sq. metres (4574.1 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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