



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three bedroom, three bathroom townhouse situated within a sought after location. The property is located moments from Bournemouth Gardens and is a short walk to the town centre offering a range of shops, bars and restaurants along with the award winning sandy beaches. The property has been wonderfully cared for by the current owner and offers a spacious kitchen, living room with balcony overlooking a private southerly facing rear garden.

On entering the property, a spacious hallway give access to a ground floor bedroom/reception room, with French doors leading out to the rear garden and access to a modern shower room. On the first floor there is a fantastic living room space with bifolding doors opening onto a balcony, overlooking the private garden with views to communal gardens and Bournemouth Gardens beyond. To the front a kitchen with integrated appliances and ample space for a dining table. A WC completes the first floor accommodation.

On the top floor there is access to two bedrooms both with ensuite. The master bedroom with built in wardrobe overlooks the gardens and benefits from a modern ensuite shower room, bedroom two is double in size also with a built-in wardrobe and ensuite with bath. The second floor also gives access through loft hatch to a large boarded loft space.

The southerly aspect rear garden is laid to patio for ease of maintenance and enjoys a pleasant outlook. A rear gate provides access to a private communal garden space with direct and secure access to Bournemouth Gardens. To the front of the property there is driveway parking, visitor parking and access to a single garage.

COUNCIL TAX BAND: E

EPC RATING: C



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
472 sq ft. (43.8 sq.m.) approx.



FIRST FLOOR
462 sq ft. (44.8 sq.m.) approx.



SECOND FLOOR
472 sq ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 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 ©2025

