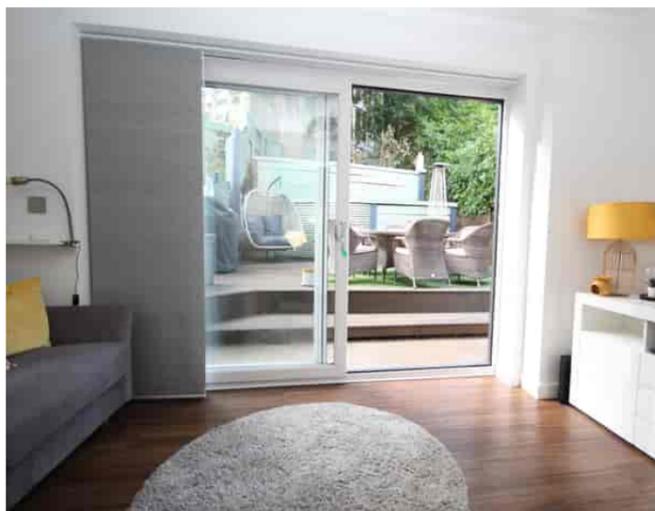




1 Surrey Glade, 68 Surrey Road, WESTBOURNE, Dorset BH4 9AH

£475,000

brown & kay



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**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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## THE PROPERTY

An exceptional opportunity to acquire this beautifully presented three bedroom end of terrace town house, perfectly positioned within easy walking distance of Westbourne. Arranged over four floors, this stylish home offers flexible and spacious accommodation, ideal for modern living. The ground floor has an entrance hall, a useful utility cupboard and a convenient cloakroom, on the first floor you will find a generous reception room with access to a private balcony, creating the perfect space for relaxing, alongside a well-appointed fitted kitchen. The second floor offers two well proportioned bedrooms, one benefiting from its own Juliet balcony, together with a modern shower room and occupying the top floor is the impressive principal bedroom suite also with Juliet balcony, complete with a contemporary four-piece bath/shower room. Externally, the property enjoys a pleasant rear courtyard, ideal for outdoor entertaining, while to the front there is the added benefit of an integral parking space. Presented in lovely condition throughout, this superb home combines space, style, and location and with no forward chain this would make an ideal property purchase.

The property is ideally positioned within comfortable walking distance of all the area has to offer. Close by are the attractive Bournemouth Gardens with their pleasant walkways leading directly into Bournemouth town centre, where you will find a wide range of shops and leisure pursuits. Also within walking distance is the vibrant village of Westbourne with its many cafés, bars, restaurants, and a busy food hall. For those who enjoy the miles of golden sandy beaches that stretch from the town to the south and beyond, all of these amenities are within easy reach.

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs (92+)

Not energy efficient - higher running costs (1-20)

England, Scotland & Wales

EU Directive 2002/91/EC

## MATERIAL INFORMATION

- Tenure - Freehold
- Management Fee - £410 per annum
- Parking - Integral covered parking space
- Utilities - Mains Electricity, Gas 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
- END TOWN HOUSE
- BEAUTIFULLY PRESENTED
- GROUND FLOOR W.C.
- WELL FITTED KITCHEN
- TWO FIRST FLOOR BEDROOMS WITH SHOWER ROOM
- TOP FLOOR MASTER BEDROOM WITH FOUR PIECE BATH/SHOWER ROOM
- COVERED PARKING SPACE
- BALCONIES WITH PLEASANT ASPECT
- LANDSCAPED COURTYARD GARDEN

INCLUDING CAR PORT AND BALCONIES

TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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.

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