



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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3 Royal Victoria Mews, Clarendon Road, WESTBOURNE BH4 8AR

£595,000

The Property

A beautifully presented three bedroom staggered mews style house situated on this select development of just eight homes, well positioned for access to the beach and Westbourne. The home affords many features to include open plan living with both the kitchen and dining area overlooking the southerly facing garden, ground floor cloakroom, en-suite shower room, four piece family bathroom, and garage.

Royal Victoria Mews occupies a super position within close proximity to glorious sandy beaches perfect for a refreshing dip or paddle boarding session. Bournemouth which offers a comprehensive range of shopping and leisure pursuits is within walking distance as is the more laid back Westbourne which has an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

ENTRANCE HALL

Frosted glazed door through to the entrance hall, stairs to the first floor landing, three understairs storage cupboards, additional storage cupboard housing space for washing machine and tumble dryer.

CLOAKROOM

Low level w.c. and wash hand basin, radiator.

OPEN PLAN 'U' SHAPED LIVING/KITCHEN/DINING ROOM

23' 11" x 20' 7" (7.29m x 6.27m) overall maximum measurements. UPVC double glazed window to the rear aspect and UPVC double glazed French doors to the garden, radiator.

KITCHEN AREA

12' 6" x 8' 9" (3.81m x 2.67m) Well fitted kitchen equipped with a modern range of wall and base units with Quartz work surfaces over, range of integrated appliances to include fridge, freezer, dishwasher and four point electric Bosch hob and electric oven.

FIRST FLOOR LANDING

Hatch to loft space, airing cupboard.

BEDROOM ONE

13' 2" x 11' 2" (4.01m x 3.40m) Rear aspect double glazed window, radiator, range of fitted bedroom furniture to include wardrobes and drawer units, door through to the en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c. Heated chrome towel rail.

BEDROOM TWO

12' 6" x 9' 0" (3.81m x 2.74m) Double glazed window to the rear aspect, radiator.

BEDROOM THREE

8' 2" x 7' 5" (2.49m x 2.26m) Front aspect double glazed window, radiator.

FAMILY BATHROOM

Four piece suite comprising panelled bath with glass shower screen and wall mounted shower, w.c., bidet and wash hand basin. Heated chrome towel rail.

FRONT GARDEN

Pathway to the front door.

GARAGE

Up and over door with power and light, parking space to the front.

SOUTHERLY FACING REAR GARDEN

Enjoying a sunny aspect and arranged with ease of maintenance in mind, laid to paving with mature planting.

ANNUAL CHARGE

A payment of £265.16 for the current year in hand, payable to the management company for the communal driveway.

COUNCIL TAX - BAND E