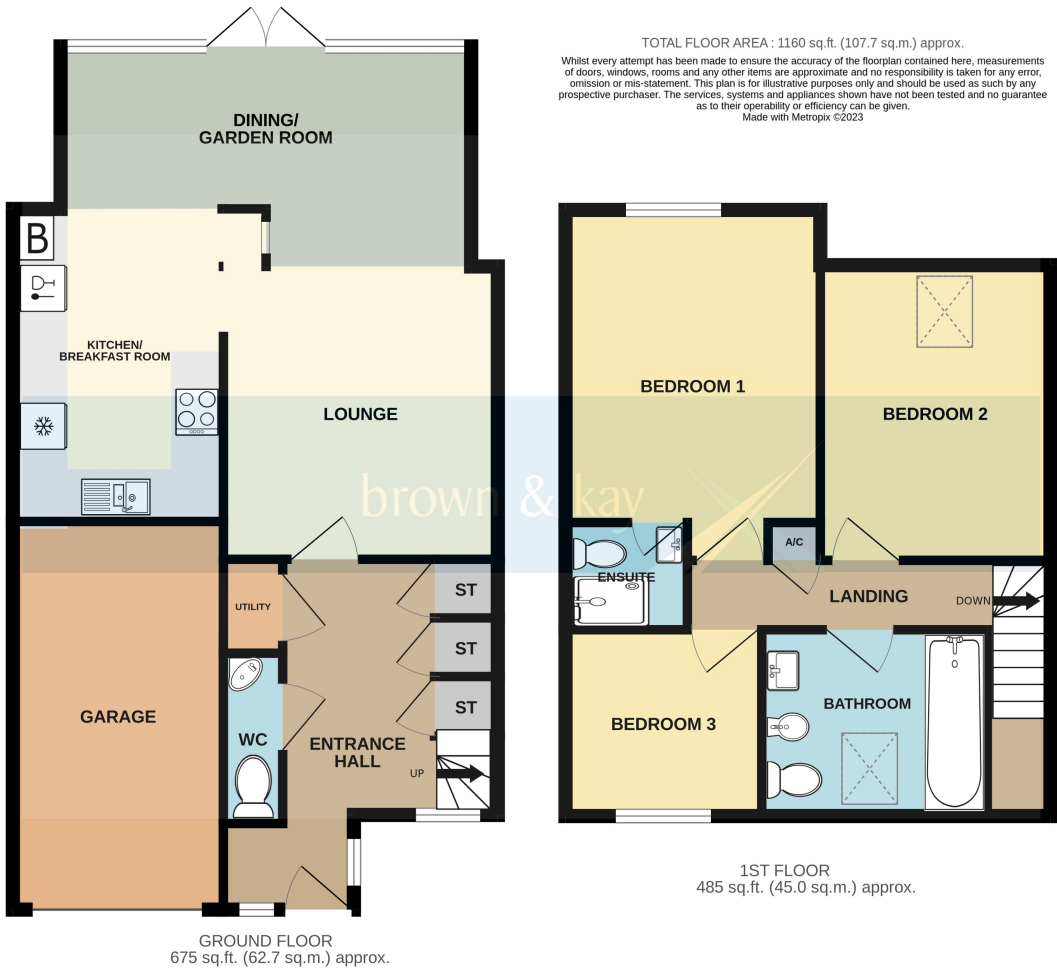




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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