



**Christchurch Road
Bournemouth, Dorset**

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A superbly presented two double bedroom maisonette with its own private entrance, ideally located within easy reach of Bournemouth Town Centre, award-winning sandy beaches, and excellent transport links including the mainline train station. Offering stylish interiors, modern fixtures, and allocated parking, this home is ready to move into and enjoy.

The private front door opens into a welcoming hallway leading to a bright and spacious living/dining room – a perfect space for relaxing or entertaining. The separate kitchen is fitted to a high specification, with a comprehensive range of units, integrated appliances, and a contrasting work surface.

The main bedroom is a generous double, benefitting from its own en-suite shower room and a walk-in wardrobe. The second bedroom is also a comfortable double, serviced by a luxurious main bathroom featuring a separate shower enclosure, bath with shower over, WC, and wash hand basin.

Externally, the property includes one allocated parking space and enjoys a prime location close to shops, cafés, open green spaces, and Bournemouth's coastline.

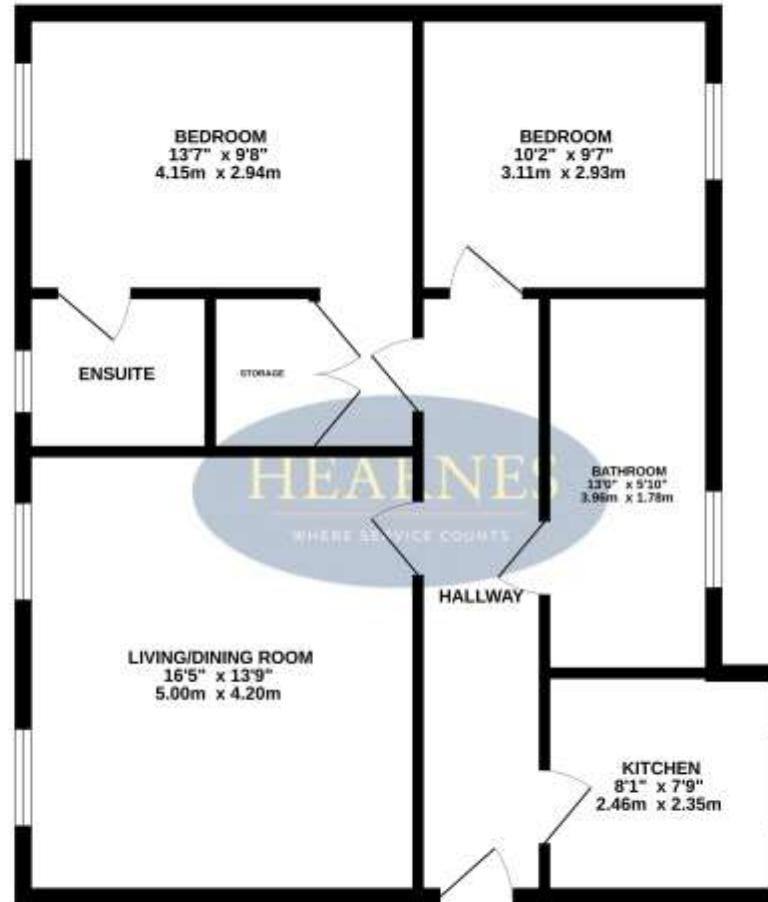
Council Tax Band: D

EPC Rating: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.

While every effort 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 errors, omissions or mis-statements. 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 operation or efficiency can be given.
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