

Cheyne Gardens, Westbourne BH4 8AS  
£735,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Set within an exclusive and sought-after development, this imposing three-storey townhouse enjoys one of the largest plots in the close, offering generous outdoor space and ample parking. Perfectly positioned within walking distance of the vibrant Westbourne Village and the beautiful beaches of Middle Chine, this home combines coastal living with convenient access to local amenities.

## Key Features

- Three storey end of terrace town house on a spacious corner plot
- Beautifully maintained gardens
- Feature open plan kitchen/living space
- Separate utility room
- Principal bedroom with ensuite & access to a private balcony
- Three further double bedrooms
- Two further bathrooms
- End of cul-de-sac location
- Integral garage & multiple off-road parking spaces
- Close to Westbourne village & beautiful Middle Chine beaches







### About the Property

Approaching via a brick-paved driveway, you are welcomed by a covered entrance porch before you step inside the inviting entrance hall, featuring a stylish wood-effect floor and handy under-stairs airing cupboard.

The ground floor boasts a versatile double bedroom overlooking the landscaped rear garden—ideal as a peaceful guest room or home office, with easy access to a modern shower room complete with a fully tiled shower, WC, and wash basin. A practical utility room offers ample storage with a range of base and wall units, space for freestanding appliances, and direct access to the rear garden and patio terrace.

Upstairs, the first floor reveals a spacious L-shaped living room, perfect for relaxation and entertaining, with French doors opening onto a Juliet balcony that frames charming front views. Internal French doors connect the living area seamlessly to the stylish shaker kitchen and dining space, which features a central island, solid wood work surfaces, and quality integral appliances. A large circular bay window floods the dining area with natural light and overlooks the tranquil rear garden.

The second floor benefits from a stunning large arch window illuminating the landing, which leads to three well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes and private French doors opening to a balcony terrace with serene garden views. Its ensuite bathroom is fully tiled and equipped with a bath and overhead shower, WC, and wash basin. Two further double bedrooms—with built-in wardrobes in bedroom two—are complemented by a fully tiled family bathroom featuring a bath with a shower, WC, and wash basin.

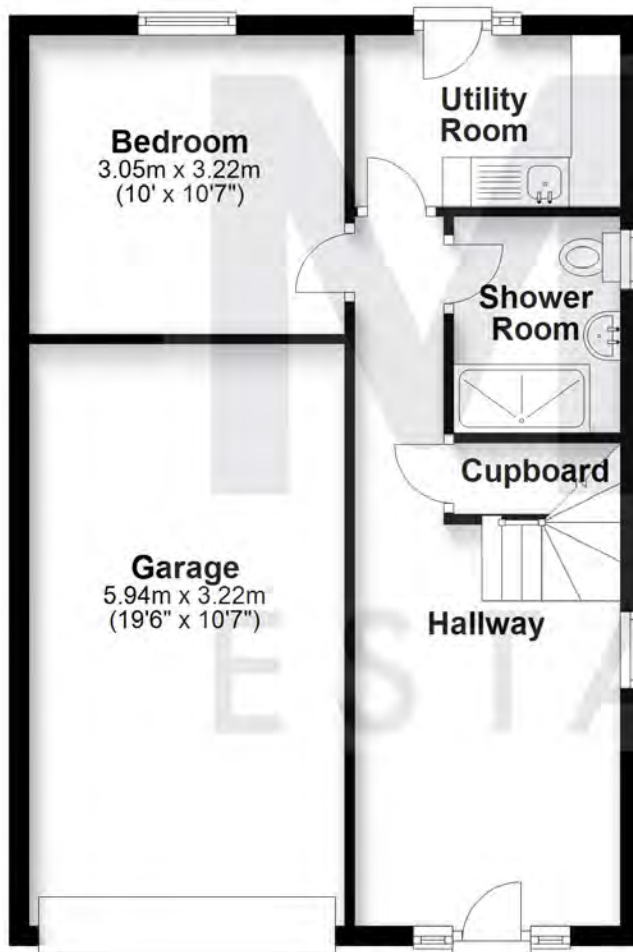
Externally, this property shines with its extensive corner plot, offering a wider garden and additional parking. The front garden includes a lawn area and a driveway providing off-road parking for multiple vehicles, leading to the integral garage with an up-and-over door. Side access opens to a wide paved area connecting to the beautifully landscaped rear garden, complete with a paved patio, pergola, and a variety of mature shrubs and trees - creating a private, tranquil outdoor haven.

This exceptional home perfectly balances spacious family living, stylish interiors, and enviable outdoor space in one of Bournemouth's most desirable locations.

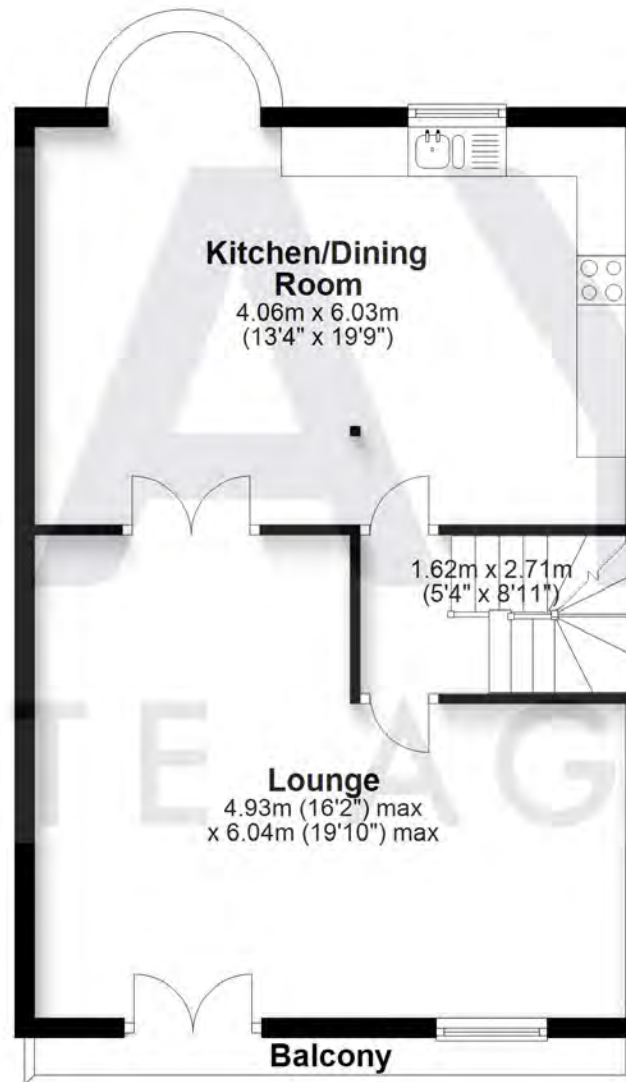
Tenure: Freehold Council Tax Band : F (BCP Council)

Service charge: Approximately £414.72 per annum, paid quarterly

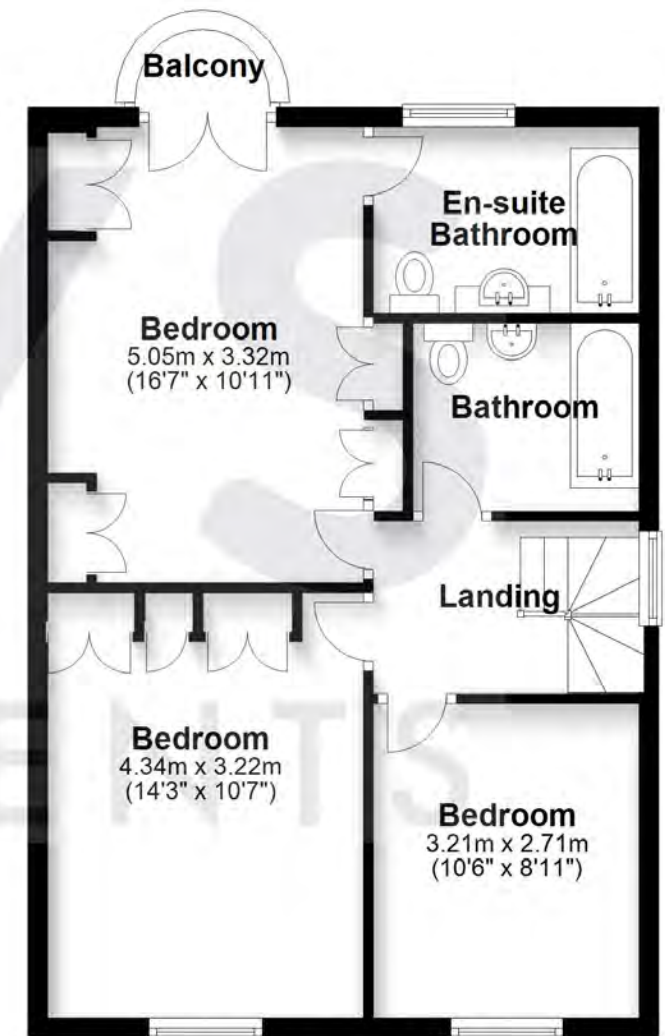
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 165.3 sq. metres (1779.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.







## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.



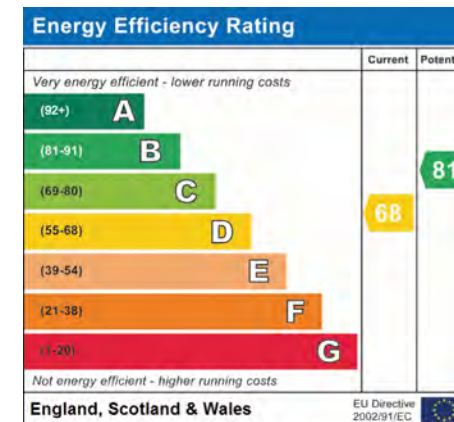
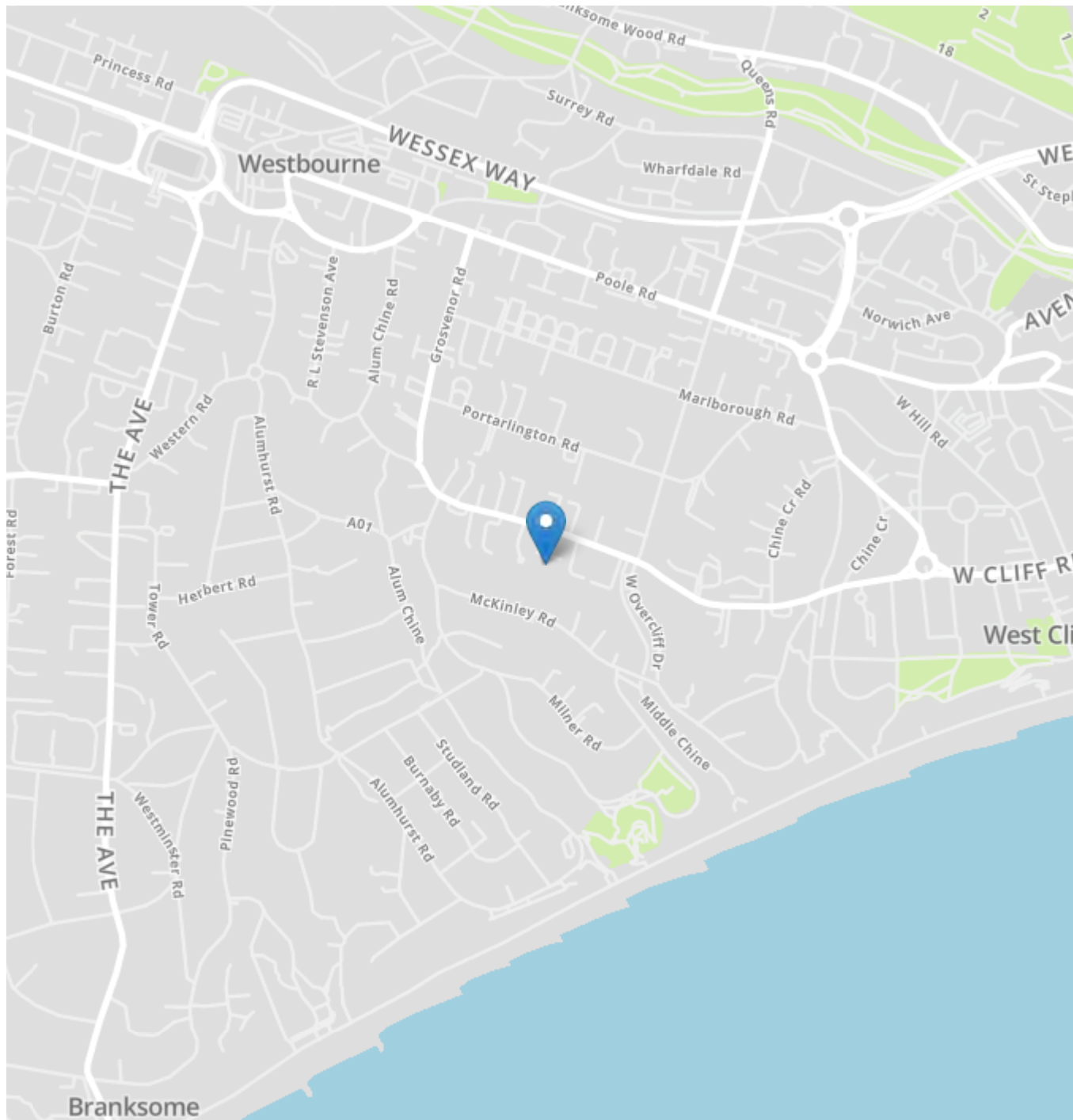
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We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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