



3 Blenheim Mews, Surrey Gardens, Bournemouth, Dorset BH4 9JD

£550,000

brown & kay



**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.

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THE PROPERTY

Brown and Kay are excited to market this impressive modern property occupying a super position moments walk from the vibrant village of Westbourne. The property itself boasts a tastefully styled interior arranged over 3 floors with a good size living room with balcony off, across the landing a well fitted kitchen/dining room which opens on to the rear garden, two ground floor bedrooms with family bathroom, integrated garage and courtyard, two good sized bedrooms on the second floor both benefitting from en-suites and built in wardrobes. Outside the home has a sunny aspect landscaped rear garden and further off road parking.


Ideally located within strolling distance of Westbourne village known for its laidback vibe and eclectic mix of coffee bars, boutique shops, and diverse restaurants together with the usual high street names such as Marks and Spencer food hall. Also moments away are pathways where you can enjoy a leisurely walk through the gardens straight into Bournemouth town centre, or Coy Pond with its pretty duck pond the other way. For beach lovers, miles upon miles of impressive sandy beaches, perfect for a paddle boarding session, are also close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find Parkstone Golf Club, one of the UK's top 100 courses.

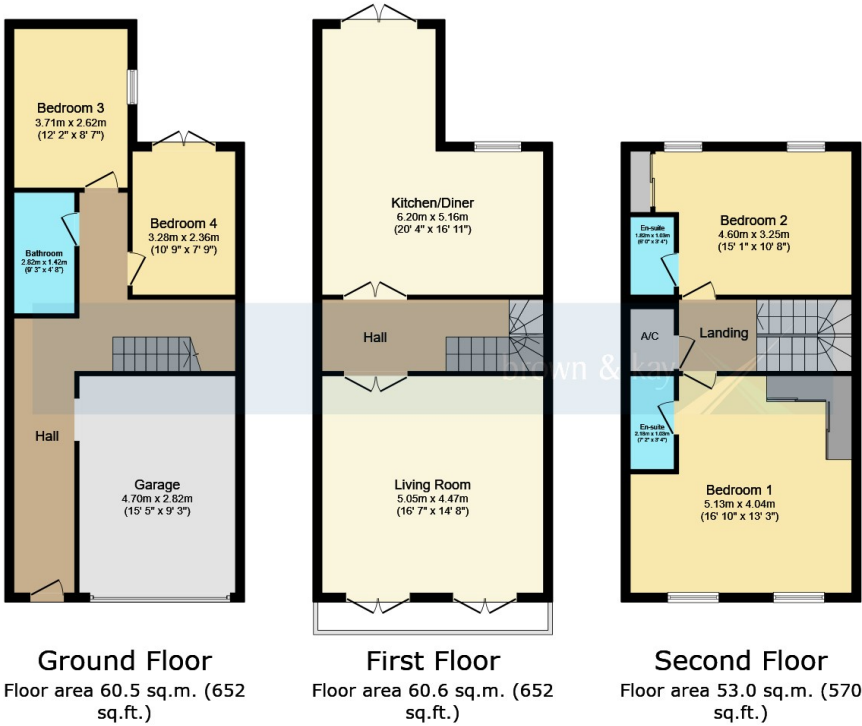
MATERIAL INFORMATION

- Tenure - Freehold
- Service Charge - £90 per month to include but not limited to: public liability insurance, window cleaning, lighting and upkeep of the drive.
- Parking - Garage and Allocated parking space
- Utilities - Mains Gas, Electricity and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band F
- EPC Rating - C

KEY FEATURES

- PRESTIGIOUS BLENHEIM MEWS DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- LANDSCAPED SUNNY ASPECT GARDEN
- FOUR BEDROOMS
- EN-SUITE'S TO BEDROOM ONE AND TWO
- CLOSE TO WESTBOURNE
- LARGE KITCHEN/DINER
- FREEHOLD
- COUNCIL TAX - BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total floor area: 174.1 sq.m. (1,874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)