



**HEARNES**  
WHERE SERVICE COUNTS

A rarely available three bedroom semi detached chalet house located only a moments walk to the ever popular Westbourne Village offering its range of boutique bars, shops and restaurants. The property offers flexible living accommodation with the benefit of two ground floor bedrooms and modern shower room along with further benefitting from off road parking, a garage and superb private rear garden. The property is also only a short distance to Bournemouth Town Centre whilst being within easy reach of the award winning sandy beaches and seafront.

On entering the property a hallway, with useful utility storage cupboard, leads into an impressive living room with bi-folding doors opening into a conservatory which could be utilised as a dining area whilst offering a delightful outlook and access to the rear garden. A separate, modern fitted kitchen offers a range of floor and wall mounted units finished with a matching work surface, range of kitchen appliance's and access to the rear garden. The ground floor accommodation is complete with two bedrooms, one of which benefitting from fitted wardrobes along with a modern fitted shower room.

Situated on the first floor is the property's remaining double bedroom which also benefits from a comprehensive range of fitted wardrobes. A modern fitted bathroom with separate shower and bath completes the accommodation.

Externally the property features a generously sized, superbly maintained private rear garden being laid to lawn with a large patio seating area and selection of flower and shrub borders. To the front an attractive block paved driveway provides off road parking whilst there is also the benefit of a detached garage.

**EPC:TBC**

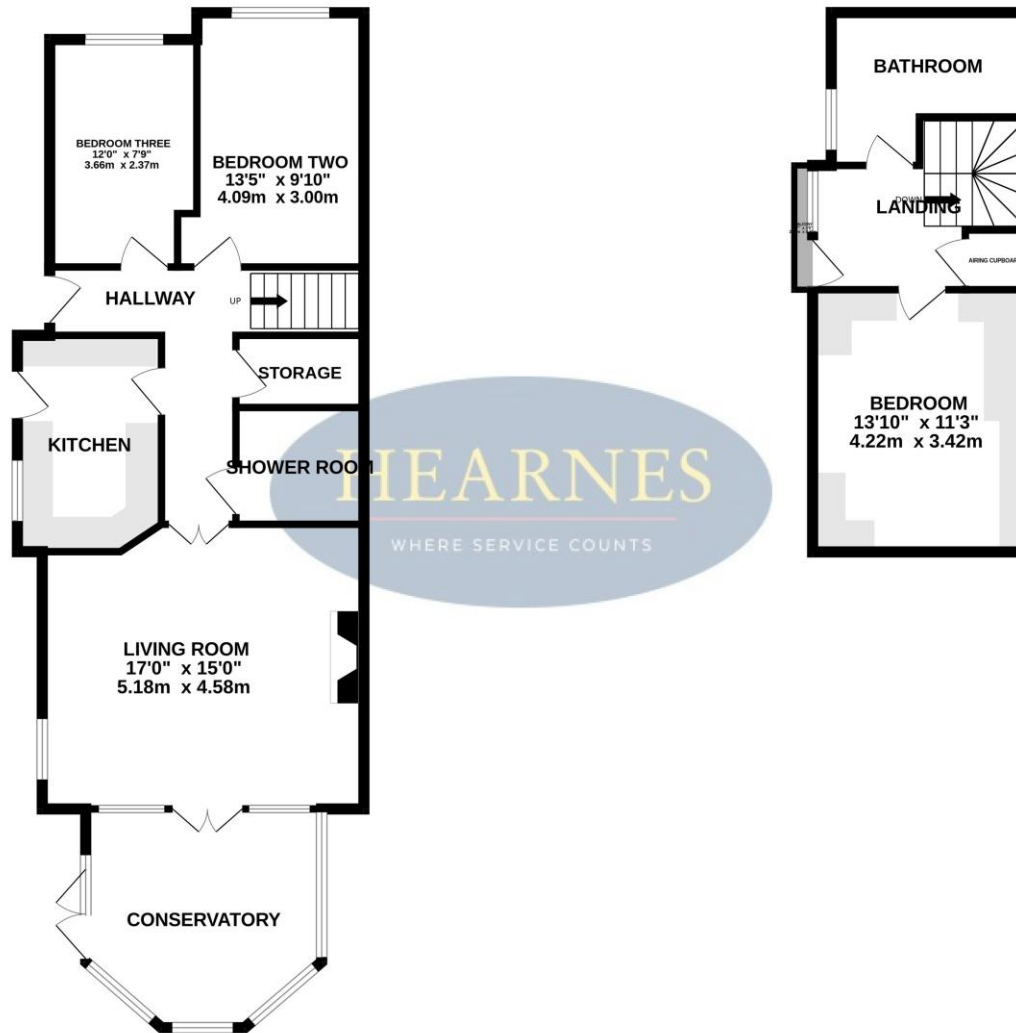
**COUNCIL TAX BAND: F**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt 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 error, omission or mis-statement. 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 operability or efficiency can be given.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

