



HEARNES
WHERE SERVICE COUNTS

A beautifully presented townhouse situated within a most sought-after location. With secure and direct access onto Bournemouth Gardens, the property is a short walk from Westbourne and Bournemouth, both offering a range of shops, bars and restaurants along with the award-winning sandy beaches. The property has been refurbished to a high standard by the current owners and an internal viewing is highly recommended to appreciate the accommodation on offer.

On entering the property, a spacious hallway gives access to all ground floor accommodation and stairs rising to the first floor. There is a bright and airy bedroom with French doors giving access to the rear garden. Completing the ground floor accommodation a shower room with WC shower enclosure and hand wash basin.

On the first floor the landing opens into both the kitchen breakfast room and living room. The bespoke kitchen has been beautifully refitted with a range of base and eye level units, contrasting work surfaces and a large island/breakfast bar. There are integrated appliances to include fridge/freezer, double ovens, induction hob and dishwasher. The living room offers a stunning southerly view over Bournemouth Gardens and is a generous size and opening out onto a balcony.

On the top floor there is access to two bedrooms and two ensuites. The principal bedroom overlooking the rear aspect is a large double with fitted storage and ensuite comprised of shower enclosure, WC and wash basin. Bedroom two is another double room with fitted storage, also having access to an ensuite bathroom.

The southerly aspect private rear garden has been neatly landscaped for ease of maintenance. A gate leads to a communal pathway leading through beautifully maintained grounds and down to Bournemouth Gardens. To the front of the property there is a paved driveway with parking and access to the garage.

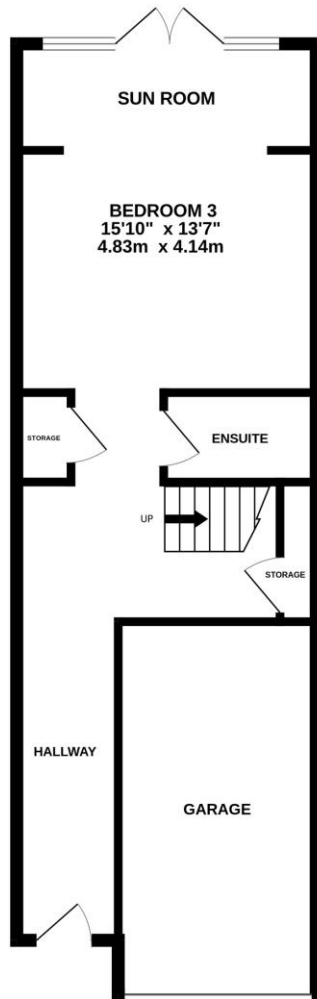
Council Tax Band - E

EPC Rating - C

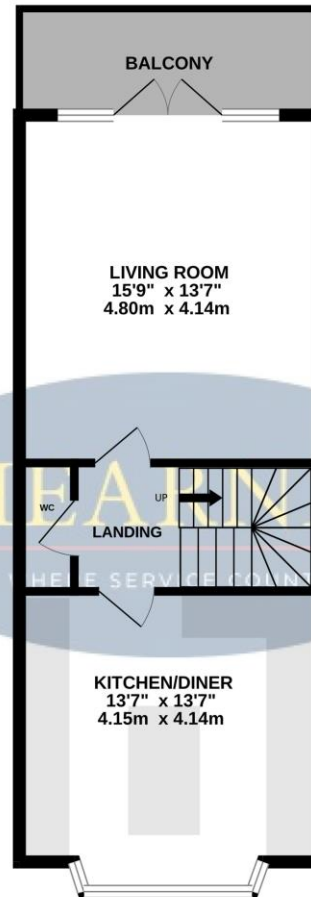
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



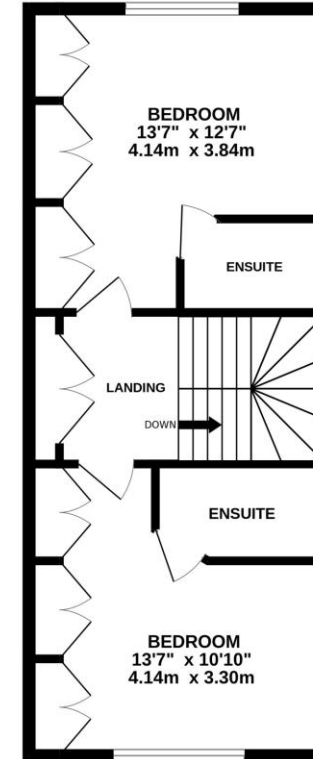
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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