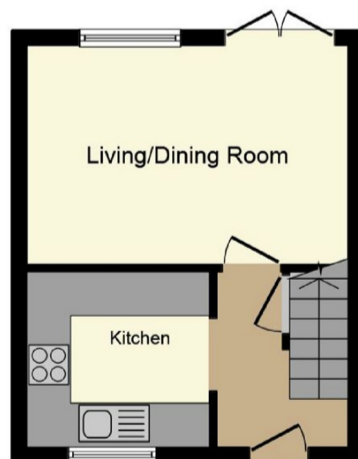
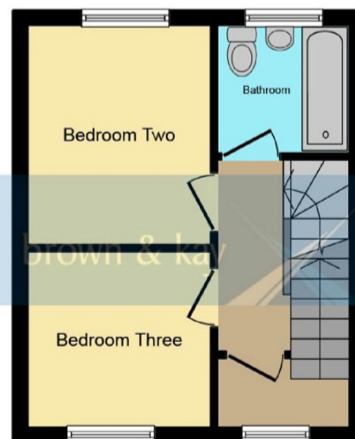




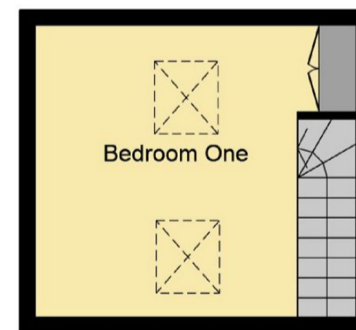
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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## 3 Pottery Mews, Eldon Place, WESTBOURNE BH4 9AX

Offers Over £400,000

### The Property

Located in the heart of Westbourne is this beautifully presented end town house offered for sale with no forward chain. The tastefully decorated interior is arranged over three floors with emphasis on contemporary living, and in brief affords a well fitted kitchen with integrated appliances, lounge/dining room with access to courtyard, two first floor bedrooms together with stylish bathroom, and second floor master bedroom. Furthermore, there is a highly desired parking space, and a courtyard to the rear - this is a great opportunity to acquire a main home, holiday home or an investment opportunity as the current owners holiday let the property.

The property occupies a fantastic position in the heart of Westbourne, a stylish village with a relaxed vibe and true sense of community at its heart. Enjoy its eclectic mix of cafes, bars and restaurants, walk the traditional Victorian arcade or alternatively the usual high street names such as Marks and Spencer food hall are also available. Explore a little further and you will find leafy pathways which meander through the Chine directly on to glorious sandy beaches, perfect for a relaxed paddle-boarding session, with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### ENTRANCE HALL

Stairs to the first floor landing with understairs storage, radiator, attractive tiled flooring.

### KITCHEN

8' 4" x 8' (2.54m x 2.44m) Modern fitted kitchen equipped with a range of units to include both wall and base with work tops over, inset hob and oven with canopy over. Integrated fridge/freezer and dishwasher, space for washing machine, continuation of attractive tiled flooring, cupboard housing boiler, double glazed window to the front aspect.

### LOUNGE/DINING ROOM

14' 4" x 10' (4.37m x 3.05m) Double glazed window to the rear and double glazed doors to the courtyard area, radiator, coved and set ceiling.

### FIRST FLOOR LANDING

Doors to Bedrooms Two, Three & Bathroom and door to Inner Hall with stairs to the second floor.

### BEDROOM TWO

10' 1" x 8' 2" (3.07m x 2.49m) Double glazed window, single radiator, coved ceiling.

### BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m) Double glazed window, single radiator.

### BATHROOM

Stylish bathroom with a contemporary finish to include shaped bath with glass screen, wall mounted hand held shower and 'Rainfall' head above, wall mounted basin with vanity unit and w.c. with concealed cistern. Complementary tiling, double glazed window.

### SECOND FLOOR

#### BEDROOM ONE

14' 4" x 12' 9" (4.37m x 3.89m) Sloped ceiling with velux windows, eaves storage access and built-in wardrobe.

#### COURTYARD

With feature tiled flooring and wooden bench seating, space for bistro table and chairs.

#### PARKING

One parking space is conveyed with the property.

#### COUNCIL TAX - BAND D