



HEARNES
WHERE SERVICE COUNTS

A truly stunning detached character cottage located within the highly sought after East Cliff location only a moments walk from the award winning sandy beaches, Town Centre and main transport links. The property has undergone extensive remodelling and updating by the current owner and offers an impressive 3585 sq ft of accommodation whilst being positioned within an extremely private plot with landscaped front and rear gardens, swimming pool, double garage and garden room. Internally the property offers large, open plan living with many original features along with a high specification kitchen, impressive master bedroom suite with dressing area and a study/gym which could be utilised as an annex. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into a spacious living room measuring in excess of 28ft with double doors opening onto the front gardens and a superb outdoor seating and entertaining area along with a feature fireplace and wood burning stove. The living area opens into a dining area which in turn leads to a games room and conservatory. A bespoke, high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, large island work surface with breakfast bar and comprehensive range of fitted kitchen appliances. The ground floor accommodation is complete with a utility room and WC.

Situated on the first floor are the property's three bedrooms, all of which are double in size, with the impressive master suite featuring a large dressing area and feature free standing bath along with a WC and wash hand basin. The first floor accommodation is complete with a luxury shower room. From the master bedroom and landing double doors provide access to a roof terrace offering a high degree of privacy and making an ideal seating and dining area.

A particular feature of the property are the beautifully landscaped gardens with the property sitting centrally on a large, private plot. To the rear the property is mainly laid to lawn with a covered swimming pool located to the rear of the garden. To the front a large seating area provides the ideal spot for outdoor entertaining and al fresco dining with further areas laid to and artificial grass. A large block paved driveway leads to a double garage whilst there is also an outdoor garden room/studio. The property is accessed via electrically operated gates which also offer a high degree of privacy.

EPC: TO FOLLOW

COUNCIL TAX BAND: G

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. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





Derby Road, Bournemouth, BH1

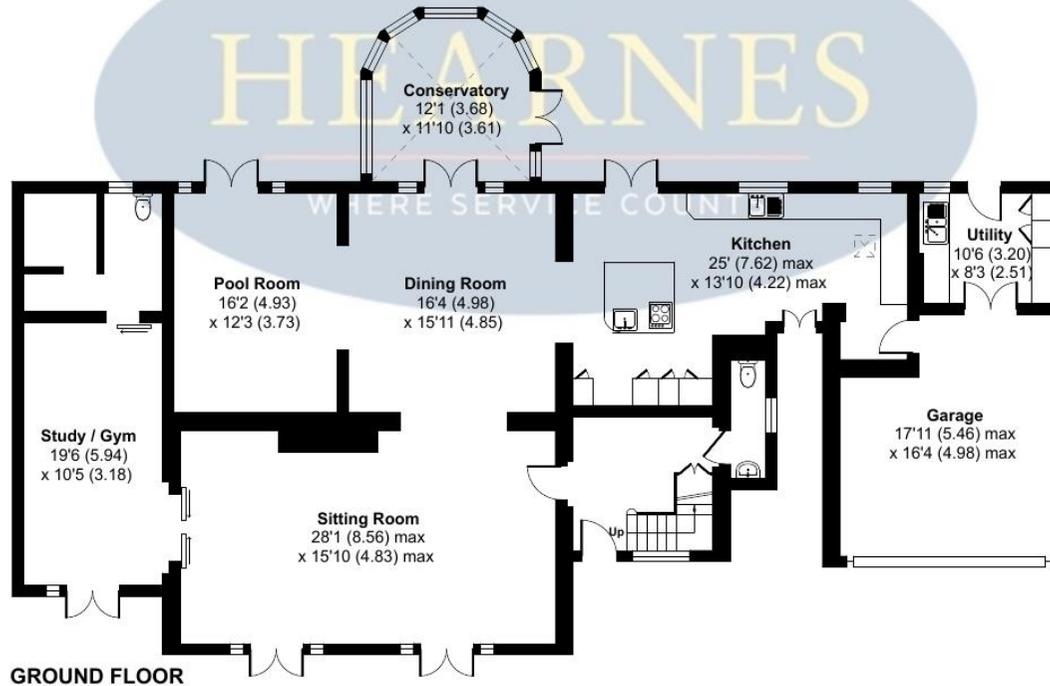
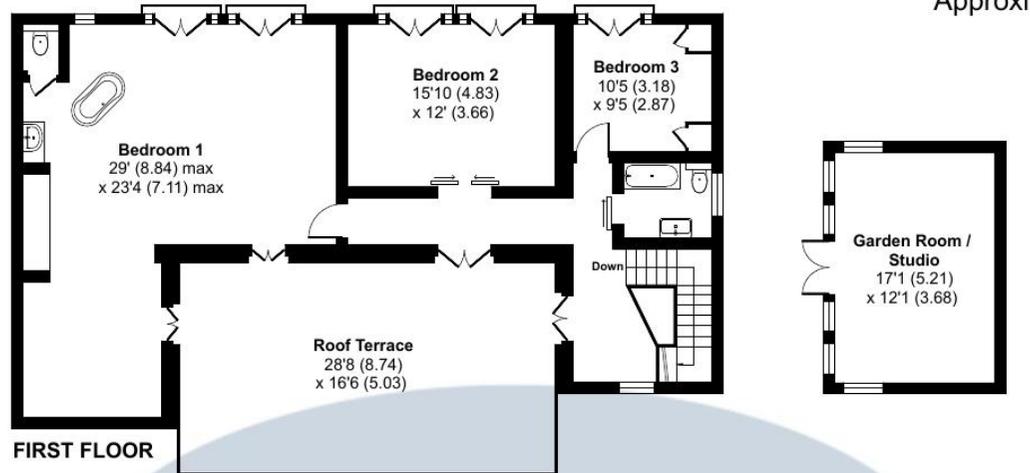
Approximate Area = 3115 sq ft / 289.3 sq m

Garage = 265 sq ft / 24.6 sq m

Outbuilding = 205 sq ft / 19 sq m

Total = 3585 sq ft / 332.9 sq m

For identification only - Not to scale







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