

Kings Mews  
31 Poole Road, Westbourne BH4 9DJ

**MAYS**  
ESTATE AGENTS









## Property Summary

An incredibly spacious four-bedroom modern townhouse with flexible accommodation arranged over three levels, set moments from the heart of Westbourne Village. As can be seen from the floorplan, the layout of the property is simply superb as it offers the potential for self-contained accommodation for guests on the ground floor (or the perfect space for a home office), whilst to the first and second floor the sense of space is incredible with three generous double bedrooms, a large eat-in kitchen and a sizeable living room. With parking, a garage, private rear garden and an incredibly convenient address, this property ticks many boxes and is a firm favourite of ours.

## Key Features

- Large entrance hallway with storage
- Ground floor bedroom, utility room and shower room
- Spacious living room with a Juliet balcony
- Modern fitted kitchen/dining room
- Principal bedroom with private ensuite
- Two further double bedrooms to the top floor
- Family bathroom with four-piece suite
- Off-street parking and a garage
- Enclosed private rear garden
- Possibility for annexe accommodation or income potential







### About the Property

On entering the property, there is a large hallway with a convenient storage cupboard and stairs that rise to the main living accommodation. The ground floor has superb potential for self-contained accommodation as there is currently a double bedroom, a shower room and a large utility which could act as a kitchenette on this level. Alternatively, accommodation on the ground floor could be ideal for home workers who want a degree of separation between their working and living environments.

To the first floor, the living room is a great size, which allows for a flexible arrangement of furniture, and double doors open to a westerly facing Juliet balcony. The kitchen dining room is sensibly located next to the living room and is fitted with a comprehensive range of units and appliances. The dining area has plentiful space for a full-size table and is an ideal area for entertaining.

To the top floor, the sense of space continues with three double bedrooms. The principal bedroom has the benefit of a private ensuite shower room, whilst the further two bedrooms are serviced by a four-piece family bathroom.

To the front of the property, there is off-street parking which leads to the integral garage (which has a courtesy door to the entrance hallway). To the rear of the property, there is a private enclosed rear garden which enjoys a leafy backdrop.

Tenure: Freehold Local Authority: BCP Council Council Tax: F

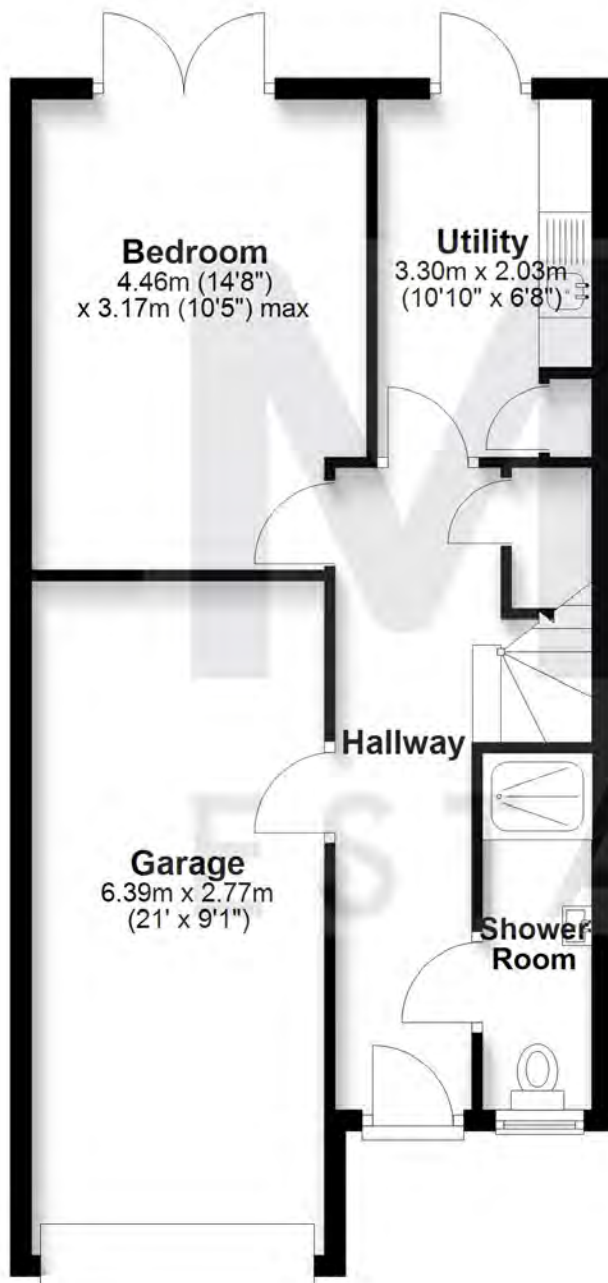
Maintenance Charge: £300 per annum - includes gardening of the communal areas plus general maintenance eg: lighting, resurfacing of the parking bays.

Management Company: Rebbeck



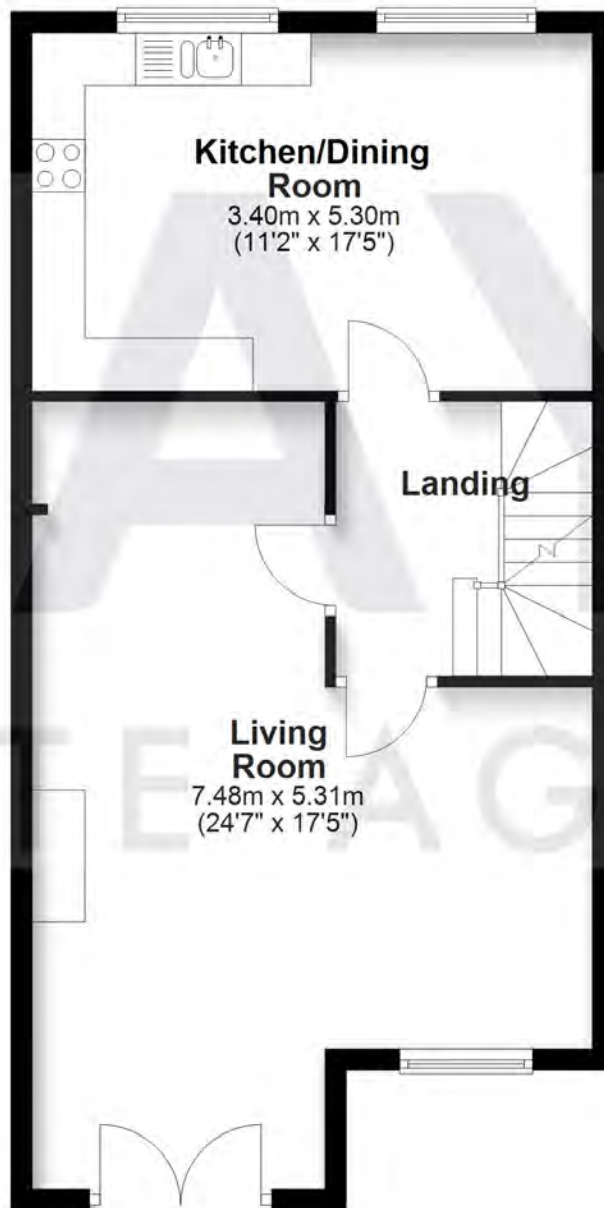
## Ground Floor

Approx. 54.3 sq. metres (584.5 sq. feet)



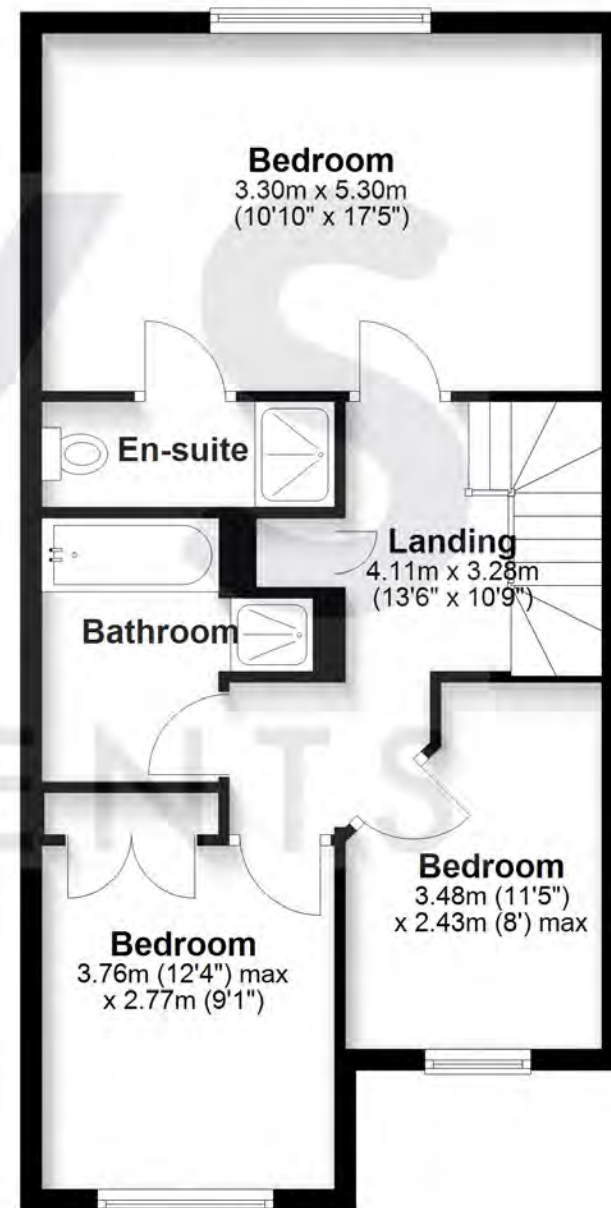
## First Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



## Second Floor

Approx. 54.1 sq. metres (581.9 sq. feet)

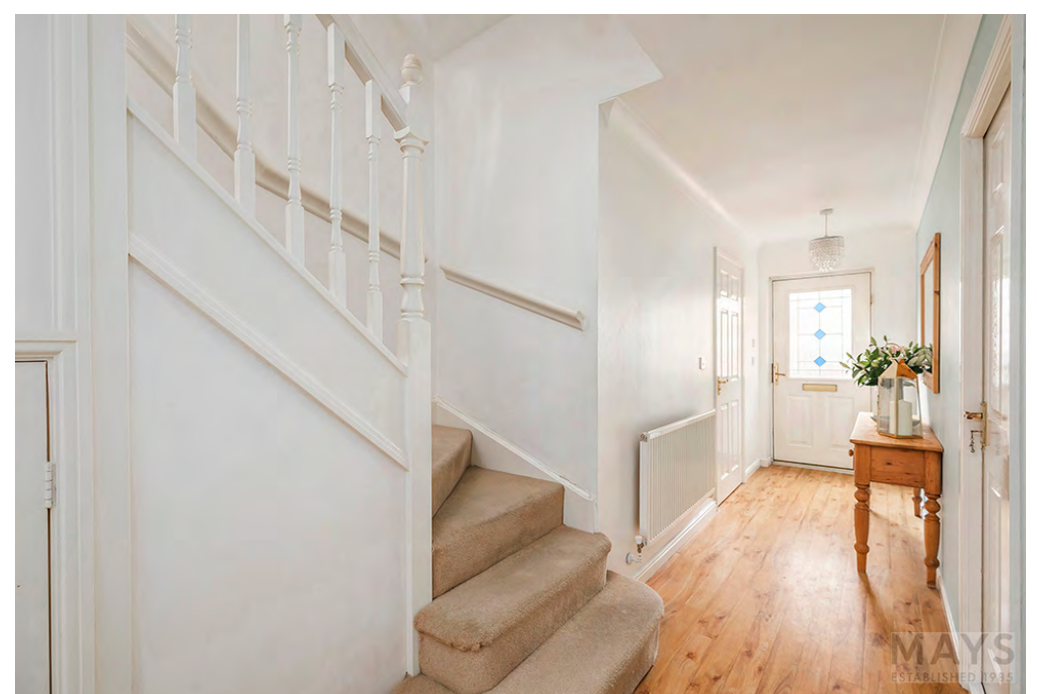


Total area: approx. 163.1 sq. metres (1755.8 sq. feet)













### About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

### About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# MAYS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(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		