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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Occupying a first floor position within a characterful period building, this exceptional apartment has been tastefully renovated back to brick with meticulous attention to detail and considered finishes, to include engineered hardwood flooring and attractive window shutters. A private entrance with turn staircase leads to the impressive landing which showcases an incredible stained glass feature window, an ideal spot for a reading nook. The open-plan living space is flooded with natural light, whilst the stylish kitchen area features beautifully coloured cabinetry, contrasting work surfaces, and a range of premium Miele appliances. The large master bedroom is a standout, offering a unique raised area with a striking copper free-standing bath — a true centrepiece of the room. The generous second bedroom is complemented by an impressive bath/shower room featuring statement wall tiles, a beautiful free-standing bath, a contemporary vanity unit with elegantly detailed glass basins, an oversized walk-in shower, attractive hardware and feature wall panelling. A true highlight of this home is the beautifully landscaped private garden with edged borders, thoughtfully arranged planting, and a stepping-stone pathway across a generous lawn.

The property occupies a pleasant setting in the desirable area of Dean Park, an attractive leafy spot ideally located moments from the bustling town of Bournemouth where you will find a range of shopping facilities and mix of restaurants to include The Ivy. For beach lovers, miles upon miles of golden sandy shores with promenade stretching to the famous Sandbanks one way, and trendy Southbourne in the opposite are also close by and can be reached via a pleasant stroll through the beautifully manicured gardens. With transport in mind, the area is well served with bus services operating to surrounding areas and main line train station with links to London Waterloo is also nearby.

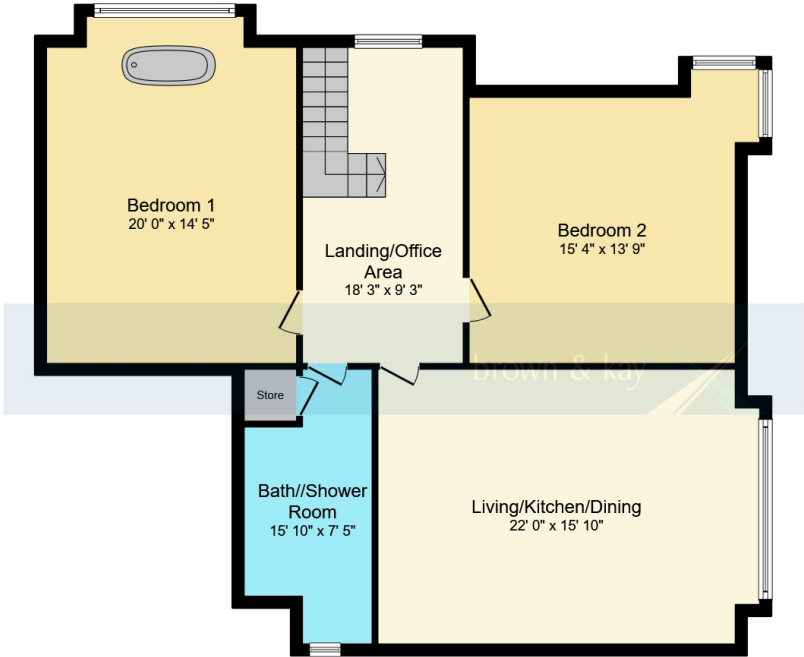
MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 999 years from 25th December 2005
- Service Charge - As and when
- Management Agent - Self Managed, Cavendish Place Ltd.
- Pets - Permitted, by prior consent
- Holiday Lets - Not permitted
- Parking - Allocated parking
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband and Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - C

KEY FEATURES

- FIRST FLOOR CHARACTER APARTMENT
- TASTEFULLY STYLED INTERIOR
- PRIVATE ENTRANCE
- IMPRESSIVE LANDING WITH STAINED GLASS WINDOW
- BEAUTIFULLY APPOINTED KITCHEN WITH MIELE APPLIANCES
- MASTER BEDROOM WITH COPPER FREESTANDING BATH
- STUNNING BATH/SHOWER ROOM
- ENGINEERED HARDWOOD FLOORING AND WINDOW SHUTTERS
- LANDSCAPED GARDEN
- ALLOCATED PARKING SPACE AND GARAGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C		
(69-80)		
D	69	74
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan
Floor area 1,168 sq.ft.

Total floor area: 1,168 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io