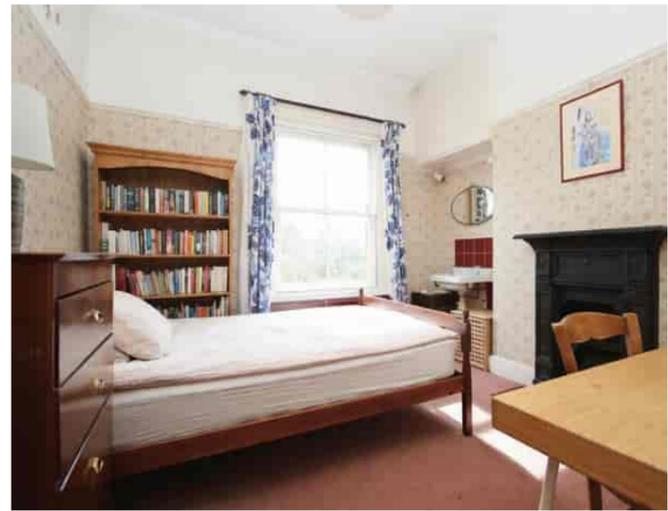




9 Nelson Road, WESTBOURNE, Dorset BH4 9JA

£850,000

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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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## THE PROPERTY

A superb opportunity to purchase this handsome and substantial semi-detached period property, offering an abundance of original character features and generously proportioned accommodation throughout. The property boasts three reception rooms, six bedrooms - four on the first and two on the second floor, providing versatile living and working space. Many original fireplaces, a split landing, and a feature front entrance door further enhance the home's period charm. Additional benefits include a family bathroom and a separate shower room, ideal for modern family living. Externally, the home is complemented by a good sized garden and ample off-road parking for multiple vehicles. This charming and spacious home offers versatility and timeless appeal, and must be viewed to be fully appreciated.

The property occupies a super position being within comfortable reach of the vibrant village of Westbourne renowned for its eclectic mix of cafe bars, restaurants and boutique shops alongside the usual high street names such as Marks and Spencer food hall. For beach lovers, there are miles upon miles of golden sandy shores also close by with promenade stretching from the famous Sandbanks one way to Bournemouth and beyond in the other. With transport in mind, the area is well served with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth town centre.

## MATERIAL INFORMATION

Tenure - Freehold  
 Parking - Driveway parking  
 Utilities - Mains Gas, Electricity and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - E  
 EPC Rating - D

## KEY FEATURES

- HANDSOME SEMI DETACHED PROPERTY
- ABUNDANCE OF CHARACTER FEATURES
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- LARGE GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO WESTBOURNE AND THE BEACH
- TENURE - FREEHOLD

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>	66	71
(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	

TOTAL FLOOR AREA : 1987 sq.ft. (184.6 sq.m.) approx.  
 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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