



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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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68 R L Stevenson Avenue, WESTBOURNE BH4 8EG

Guide Price £675,000

The Property

We are delighted to present this exciting opportunity to acquire a substantial detached property, perfectly situated just moments away from the bustling heart of Westbourne. This charming property, though in need of modernisation, offers immense potential to create a stunning bespoke home tailored to your tastes and requirements. The property boasts three generous reception rooms, providing ample space for entertaining and arranged over three floors, the property features five well-proportioned bedrooms and an en-suite bathroom.

The property occupies a prime position just a moments walk to Westbourne village which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can enjoy leisurely strolls through the Chines which meander directly to glorious sandy beaches and scenic promenade stretching to Bournemouth and beyond one way, and the famous Sandbanks the other. Regular bus services operating to surrounding areas are readily available as are train stations at both Branksome and Bournemouth.

ENTRANCE HALL

Stairs to the first floor landing.

LOUNGE

15' 1" x 13' 0" (4.60m x 3.96m) Front aspect bay window, radiator.

RECEPTION ROOM

13' 11" x 12' 4" (4.24m x 3.76m) UPVC double glazed sliding door to the rear garden, radiator.

KITCHEN

10' 10" x 9' 5" (3.30m x 2.87m) Opening to dining room, range of units with work surfaces over, built in four point hob, oven, washing machine and fridge/freezer to remain.

DINING ROOM

12' 11" x 12' 4" (3.94m x 3.76m) Rear aspect UPVC double glazed window, radiator.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

14' 3" x 13' 4" (4.34m x 4.06m) Front aspect bay window, built-in wardrobe, door to en-suite.

EN-SUITE BATHROOM

9' 9" x 9' 2" (2.97m x 2.79m) Bath, wash hand basin and w.c. Front aspect UPVC double glazed window.

BEDROOM TWO

15' 0" x 13' 11" (4.57m x 4.24m) Rear aspect UPVC double glazed window, built-in wardrobe, radiator.

BEDROOM THREE

14' 6" x 12' 7" (4.42m x 3.84m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.

BATHROOM

Suite comprising bath and wash hand basin, side aspect UPVC double glazed window.

SEPARATE W.C.

Low level w.c.

SECOND FLOOR LANDING

BEDROOM FOUR

13' 5" x 12' 3" (4.09m x 3.73m) Rear aspect window, side velux, radiator.

BEDROOM FIVE

12' 8" x 11' 2" (3.86m x 3.40m) Window to the front, radiator.

FRONT OF THE PROPERTY / OFF ROAD PARKING

Small area of lawn with shrubs, pathway to the front door and area for off road parking.

REAR GARDEN

A pleasant size garden with an area of lawn and paving.

COUNCIL TAX - BAND E