



HEARNES

WHERE SERVICE COUNTS



Cerne Abbas is an exclusive development of Georgian-style townhouses, perfectly positioned in the highly desirable Branksome Park area. Conveniently located off The Avenue, it offers easy access to central Westbourne's amenities and the stunning Branksome Chine Beach. This well-presented three-bedroom terraced home provides generous accommodation extending to approximately 1,679 sq. ft, including a double garage. The property benefits from a private, low-maintenance patio terrace, seamlessly adjoining beautifully maintained communal gardens.

The property is approached via steps with railings leading to the front entrance and a charming covered porch. Upon entry, a welcoming reception hall features a built-in cloaks storage cupboard. The kitchen/breakfast room is fitted with a range of traditional-style units, integrated appliances and a convenient servery to the dining room. The dining room, positioned centrally within the home, boasts an open-plan gallery overlooking the main living room, enhancing the sense of space and light. Steps lead down from the reception hall to a lower lobby, which provides access to a guest cloakroom. The main living room is a striking space with high ceilings, full-height picture windows, and a door opening onto the private patio terrace, which enjoys direct access to the beautifully landscaped communal gardens.

A wide staircase ascends to an open landing, leading to the bedroom accommodation. The spacious primary bedroom overlooks the gardens and features a dressing area with fitted wardrobes, complemented by a fully tiled en-suite shower room. There are two additional bedrooms, both well-proportioned and served by the main fully tiled family bathroom, complete with a separate shower unit and airing cupboard. The landing also provides access to a loft storage space.

The private patio terrace offers a tranquil and attractive outlook, with direct access to the meticulously maintained communal gardens. To the front, the property benefits from a covered storage area housing the gas meter and bins, as well as a large double garage with an electric door, utility area, and a water softener.

Quarterly service charge: £455, including buildings insurance, estate lighting, communal garden maintenance, tree work, general estate repairs, and external decoration.

Permission required for Pets.

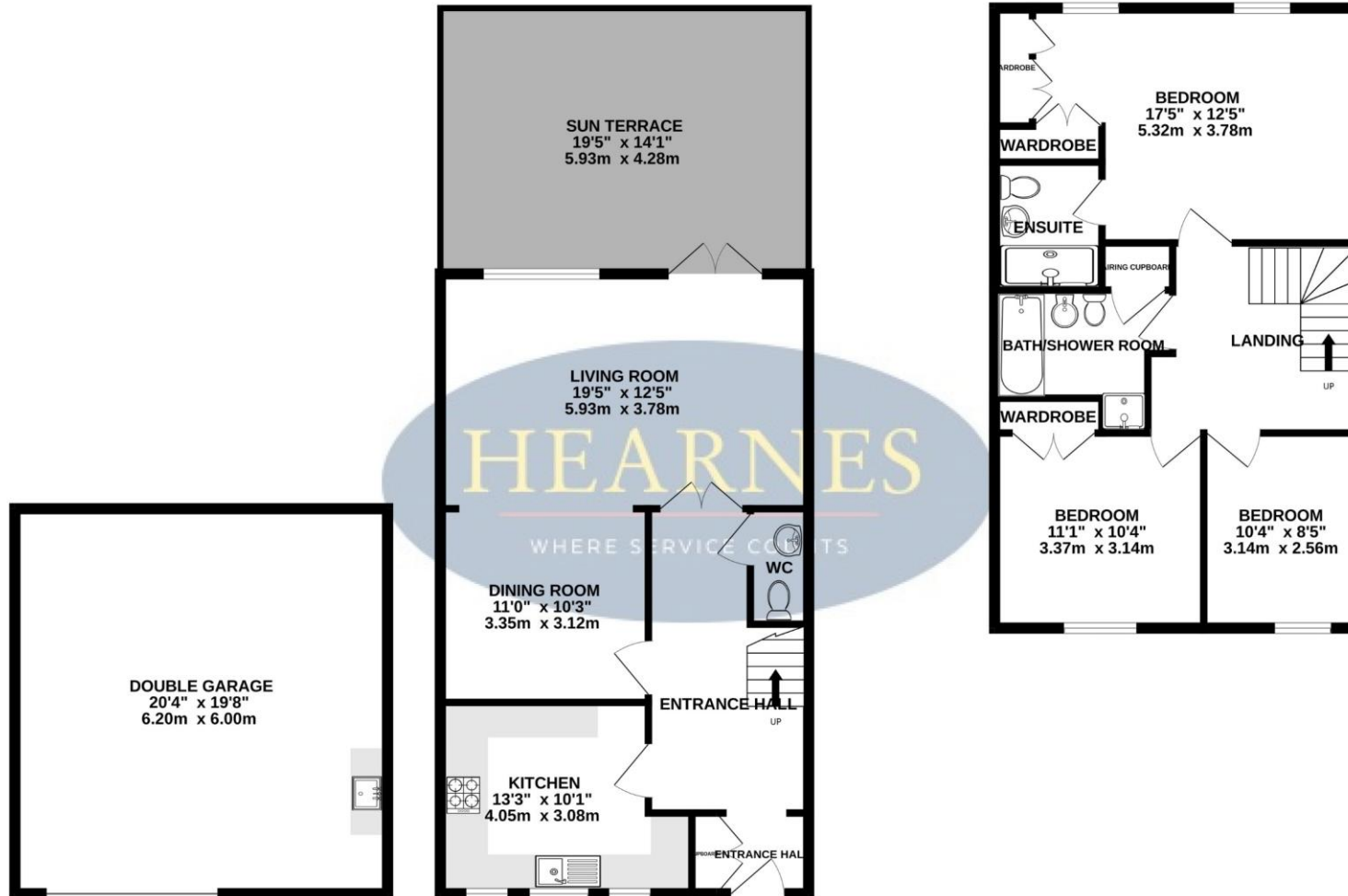
**Council Tax Band: G**      **EPC Rating: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.

1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.6 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



