



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to secure a three/four-bedroom character cottage, ideally located in a premier East Cliff position within easy reach of the award-winning sandy beaches and Bournemouth town centre, offering a wide range of shops, bars, and restaurants. The property features a spacious living room, separate dining room (currently used as a fourth bedroom), and a beautifully fitted kitchen/breakfast room. Set on a private plot and approached via electrically operated wooden gates, this charming home combines character, comfort, and seclusion.

On entering the property through an attractive enclosed porch with the original front door, a welcoming hallway with stairs to the first floor opens into a generous living/dining room featuring a fireplace and two bay windows overlooking the rear garden. A separate dining room is currently utilised as a fourth bedroom. The luxury kitchen offers an excellent range of fitted floor and wall-mounted units, a large central island with seating, integrated appliances, and access to the rear garden. A cloakroom with WC and wash hand basin completes the ground floor accommodation.

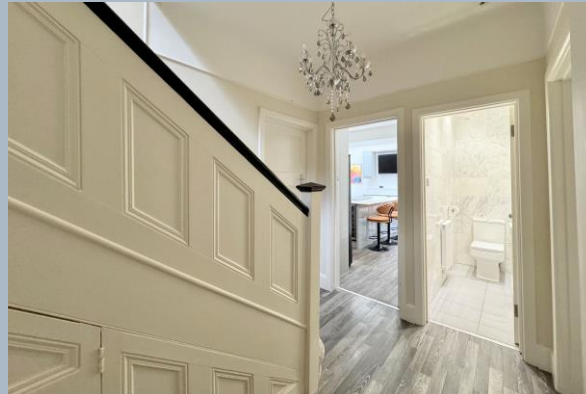
Upstairs, there are three spacious double bedrooms, along with a luxury family bathroom comprising a WC, wash hand basin, bath, and separate shower enclosure. A further shower room provides additional convenience.

Externally, the property enjoys a private, sunny-aspect rear garden offering complete seclusion. It is approached via electrically operated double wooden gates, with a driveway providing ample off-road parking and access to a detached garage.

Council Tax Band: F

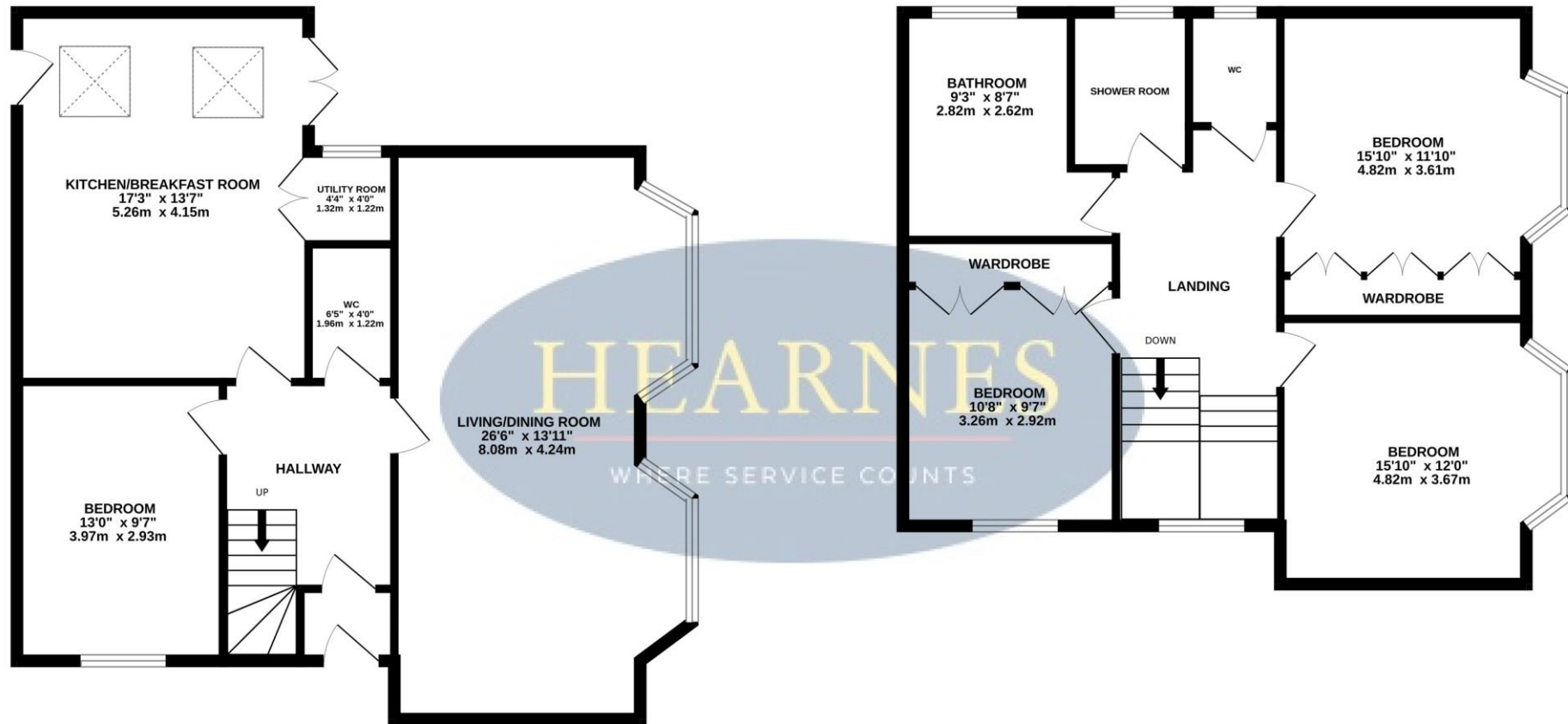
EPC Rating: E

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
941 sq.ft. (87.4 sq.m.) approx.

FIRST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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

