



HEARNES

WHERE SERVICE COUNTS



A well-presented four-bedroom, three-bathroom end-of-terrace townhouse situated within a sought-after location. The property is located moments from Bournemouth Gardens and is a short walk to Meyrick Park Golf Course and the town centre, which offers a range of shops, bars, and restaurants, along with the award-winning sandy beaches. The property offers flexible accommodation and enjoys an open-plan living/dining area, Juliette balcony, and a southerly facing rear terrace.

On entering the property, a spacious hallway gives access to an integral garage and a ground floor bedroom/reception room, with French doors leading out to the rear terrace and access to an en-suite shower room. On the first floor, there is a fantastic open-plan reception space; to the rear, a living/dining area overlooking the communal gardens with a Juliette balcony, and to the front, a kitchen with integrated appliances and ample storage.

On the top floor, there is access to three bedrooms and two bath/shower rooms. The primary bedroom overlooks the gardens and benefits from an en-suite shower room. Bedroom two is double in size with a built-in wardrobe, whilst bedroom three is a single room, making an ideal study. A family bathroom fitted with bath, WC, and wash basin completes the second-floor accommodation.

The southerly aspect rear terrace is laid to patio for ease of maintenance and enjoys a pleasant outlook over the neatly kept communal lawns. To the front of the property, there is driveway parking and access to a single garage. A gate at the rear of the development gives private access onto Bournemouth Gardens with a short walk to the town centre and beaches. Service Charge: £275.25 due quarterly in advance.

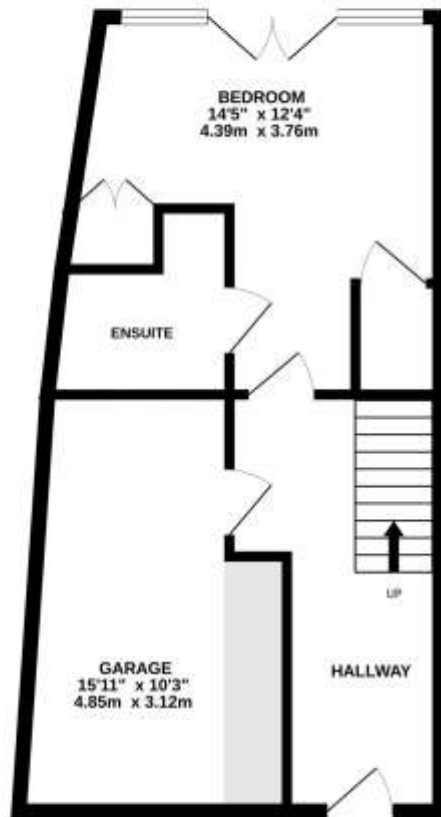
**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

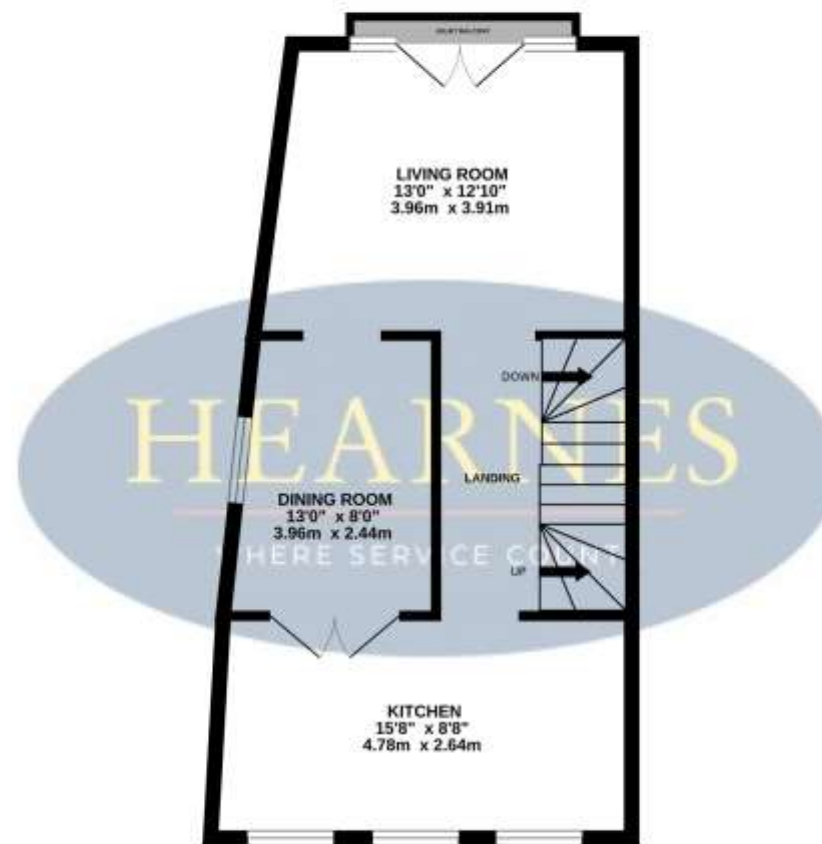
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



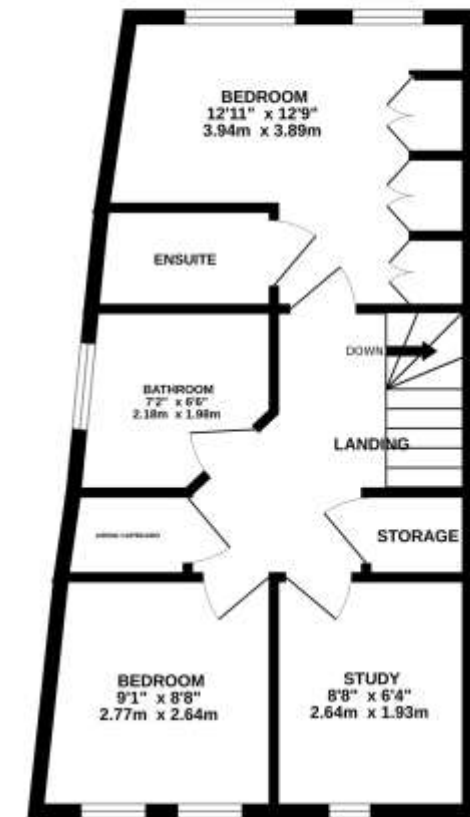
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1409sq.ft. (130.9 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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