





find your happy



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





THE PROPERTY

An exceptional opportunity to acquire this beautifully presented three bedroom end of terrace town house, perfectly positioned within easy walking distance of Westbourne. Arranged over four floors, this stylish home offers flexible and spacious accommodation, ideal for modern living. The ground floor has an entrance hall, a useful utility cupboard and a convenient cloakroom, on the first floor you will find a generous reception room with access to a private balcony, creating the perfect space for relaxing, alongside a well-appointed fitted kitchen. The second floor offers two well proportioned bedrooms, one benefiting from its own Juliet balcony, together with a modern shower room and occupying the top floor is the impressive principal bedroom suite also with Juliet balcony, complete with a contemporary four-piece bath/shower room. Externally, the property enjoys a pleasant rear courtyard, ideal for outdoor entertaining, while to the front there is the added benefit of an integral parking space. Presented in lovely condition throughout, this superb home combines space, style, and location and with no forward chain this would make an ideal property purchase.

The property is ideally positioned within comfortable walking distance of all the area has to offer. Close by are the attractive Bournemouth Gardens with their pleasant walkways leading directly into Bournemouth town centre, where you will find a wide range of shops and leisure pursuits. Also within walking distance is the vibrant village of Westbourne, renowned for its trendy cafés, bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. For those wishing to embrace coastal living, miles of golden sandy beaches and a scenic promenade stretch from the famous Sandbanks through to Bournemouth and beyond, all conveniently close at hand.

MATERIAL INFORMATION

- Tenure - Freehold
- Management Fee - £410 per annum
- Parking - Integral covered parking space
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating - C

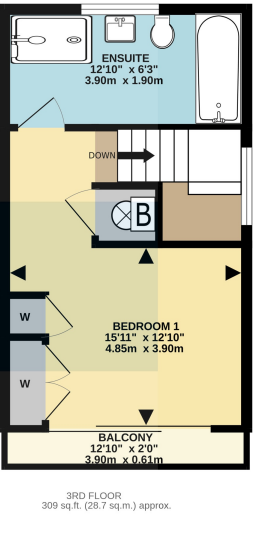
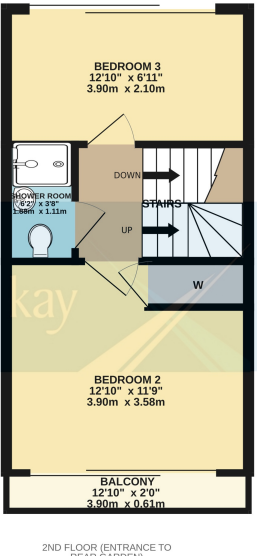
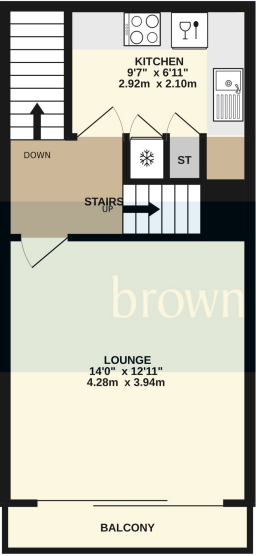
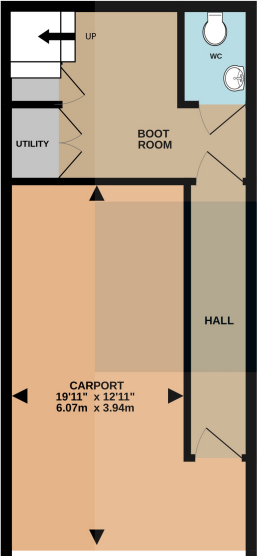
KEY FEATURES

- NO FORWARD CHAIN
- END TOWN HOUSE
- BEAUTIFULLY PRESENTED
- GROUND FLOOR W.C.
- WELL FITTED KITCHEN
- TWO FIRST FLOOR BEDROOMS WITH SHOWER ROOM
- TOP FLOOR MASTER BEDROOM WITH FOUR PIECE BATH/SHOWER ROOM
- COVERED PARKING SPACE
- BALCONIES WITH PLEASANT ASPECT
- LANDSCAPED COURTYARD GARDEN

INCLUDING CAR PORT AND BALCONIES

TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	75	79
E		
(21-38)		
F		
(1-20)	75	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		