



20 Chester Road, Poole, Dorset BH13 6DD

£1,325,000

brown & kay



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



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THE PROPERTY

A beautiful character home laid out over three floors in the sought after Branksome Park area. Offering spacious and flexible accommodation and the possibility of providing family/relative living together. The garage is of an excellent size with adjoining workshop. The gardens are private with a lovely backdrop overlooking Branksome Chine, which provides a picturesque walk which meanders down to the award wining beaches. In one direction you can walk along to Bournemouth centre and in the opposite you can walk along the promenade to the famous Sandbanks peninsula. Poole harbour which is the second largest in the world offers so much including an array of water sport activities. The Purbeck hills and the whole Jurassic coastline offer so much to explore.

Rail links to London and the South West are available at both Branksome and Bournemouth main line stations. Access to Southampton and beyond via the M25, Dorchester and beyond via the A35.

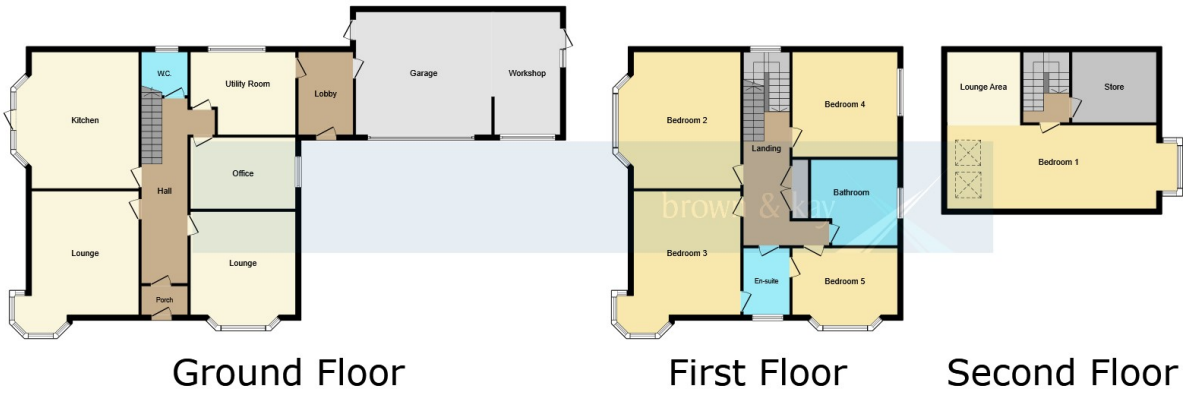
MATERIAL INFORMATION

- Tenure – Freehold
- Utilities – Mains Electric & Water
- Drainage – Mains Drainage
- Broadband – Refer to Ofcom website
- Mobile Signal – Refer to Ofcom website
- Council Tax – Band F
- EPC Rating - D

KEY FEATURES

- LARGE CHARACTER HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- CLOSE TO WESTBOURNE VILLAGE
- WALKING DISTANCE OF BEACHES
- EXCELLENT POSITION
- LANDSCAPED GARDENS
- MUST BE SEEN
- DOUBLE GARAGE & WORKSHOP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	61	74
England, Scotland & Wales		
EU Directive 2002/91/EC		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io