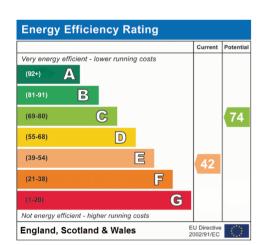
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find your happy



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









PRICE GUIDE - £700,000 - £750,000 We are

delighted to present this exciting opportunity to

acquire a substantial detached property, perfectly

situated just moments away from the bustling heart

need of modernisation, offers immense potential to

create a stunning bespoke home tailored to your

three generous reception rooms, providing ample

floors, the property features five well-proportioned

tastes and requirements. The property boasts

space for entertaining and arranged over three

The property occupies a prime position just a

an eclectic mix of cafe bars, restaurants and

names such as Marks and Spencer food hall.

directly to glorious sandy beaches and scenic

one way, and the famous Sandbanks the other.

Regular bus services operating to surrounding

both Branksome and Bournemouth.

areas are readily available as are train stations at

moments walk to Westbourne village which offers

boutique shops together with the usual high street

Explore in the opposite direction and you can enjoy

leisurely strolls through the Chines which meander

promenade stretching to Bournemouth and beyond

bedrooms and an en-suite bathroom.

of Westbourne. This charming property, though in

The Property







68 R L Stevenson Avenue, WESTBOURNE BH4 8EG

ENTRANCE HALL

Stairs to the first floor landing.

LOUNGE

15' 1" \times 13' 0" (4.60m \times 3.96m) Front aspect bay window, radiator.

RECEPTION ROOM

13' 11" \times 12' 4" (4.24m \times 3.76m) UPVC double glazed sliding door to the rear garden, radiator.

KITCHEN

10' 10" x 9' 5" (3.30m x 2.87m) Opening to dining room, range of units with work surfaces over, built in four point hob, oven, washing machine and fridge/freezer to remain.

DINING ROOM

12' 11" x 12' 4" (3.94m x 3.76m) Rear aspect UPVC double glazed window, radiator.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

14' 3" x 13' 4" (4.34m x 4.06m) Front aspect bay window, built-in wardrobe, door to en-suite.

EN-SUITE BATHROOM

9' 9" x 9' 2" (2.97m x 2.79m) Bath, wash hand basin and w.c. Front aspect UPVC double glazed window.

BEDROOM TWO

15' 0" x 13' 11" (4.57m x 4.24m) Rear aspect UPVC double glazed window, built-in wardrobe, radiator.

BEDROOM THREE

14' 6" x 12' 7" (4.42m x 3.84m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.

Offers in Excess of £700,000

BATHROOM

Suite comprising bath and wash hand basin, side aspect UPVC double glazed window.

SEPARATE W.C.

Low level w.c.

SECOND FLOOR LANDING

BEDROOM FOUR

13' 5" x 12' 3" (4.09m x 3.73m) Rear aspect window, side velux, radiator.

BEDROOM FIVE

12' 8" \times 11' 2" (3.86m \times 3.40m) Window to the front, radiator.

FRONT OF THE PROPERTY / OFF ROAD PARKING

Small area of lawn with shrubs, pathway to the front door and area for off road parking.

REAR GARDEN

A pleasant size garden with an area of lawn and paving.

COUNCIL TAX - BAND E