



HEARNES

WHERE SERVICE COUNTS

A beautifully presented townhouse located in one of the area's most sought-after positions. Just a short walk from both Westbourne and Bournemouth, the property enjoys easy access to a wide selection of shops, bars, restaurants, and the award-winning sandy beaches. Lovingly maintained by the current owners, this home offers versatile accommodation throughout. An internal viewing is highly recommended to fully appreciate all that is on offer.

Upon entering the property, a spacious hallway provides access to all ground floor accommodation and stairs rising to the first floor. There is an impressive living/dining room featuring an attractive decorative fireplace and French doors leading out to the sun terrace. The generously sized terrace offers ample space for seating and dining, along with pleasant views over Bournemouth Gardens. A wrought iron balustrading and spiral metal staircase leads down to a courtyard area and provides access to a basement room, which could make an ideal study or additional reception space. Completing the ground floor accommodation is a WC with a hand wash basin.

On the first floor an attractive landing leads to three double bedrooms and two luxurious bath/shower rooms. All three bedrooms benefit from their own private balconies, with the primary bedroom featuring an en-suite bathroom. Bedrooms two and three are served by the modern shower room with WC and hand wash basin.

Externally, on the lower floor, there is a private garage with an electric up-and-over door, offering ample space for a vehicle, along with an additional storage cupboard to the rear. Residents' parking is available opposite the garage, operated under a permit system.

Tenure: Freehold

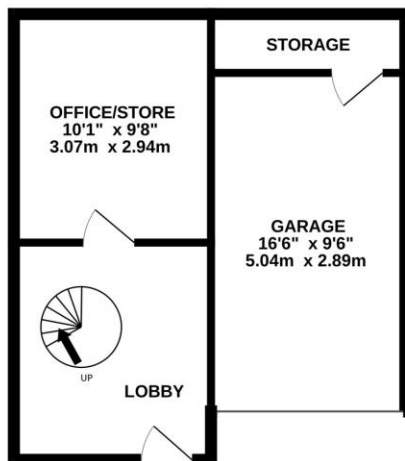
Service Charge: Approximately £1,100 per annum

Council Tax Band - E EPC Rating - C

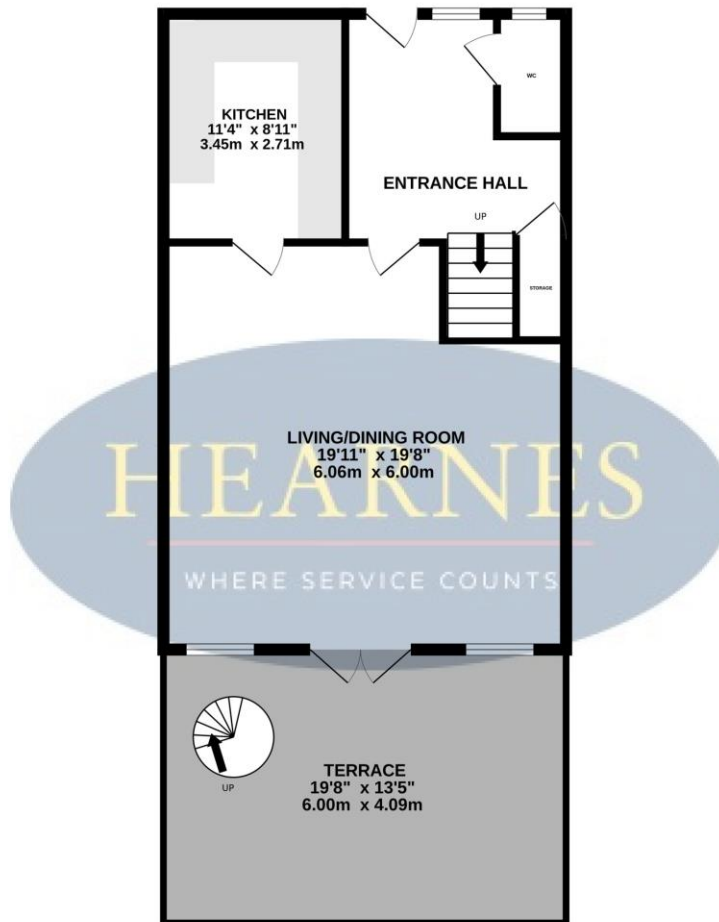
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



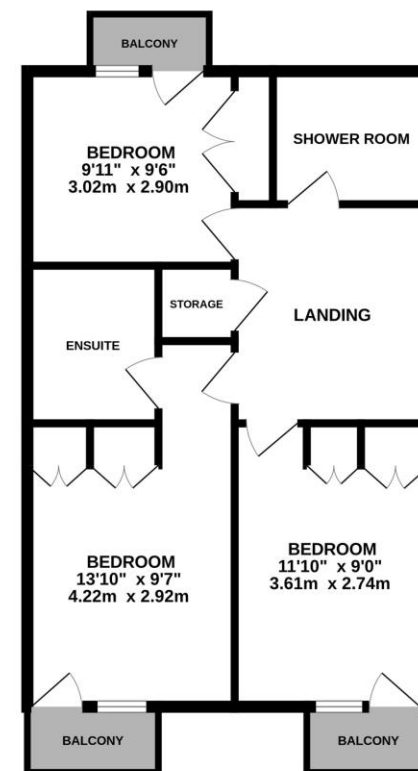
LOWER GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



FIRST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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