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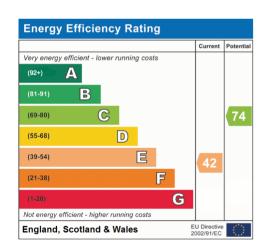
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# 68 R L Stevenson Avenue, WESTBOURNE BH4 8EG

### **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 of Westbourne. This charming property, though in need of modernisation, offers immense potential to create a stunning bespoke home tailored to your tastes and requirements. The property boasts three generous reception rooms, providing ample space for entertaining and arranged over three floors, the property features five well-proportioned bedrooms and an en-suite bathroom.

The property occupies a prime position just a moments walk to Westbourne village which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can enjoy leisurely strolls through the Chines which meander directly to glorious sandy beaches and scenic promenade stretching to Bournemouth and beyond one way, and the famous Sandbanks the other. Regular bus services operating to surrounding areas are readily available as are train stations at both Branksome and Bournemouth.

### **ENTRANCE HALL**

Stairs to the first floor landing.

### **LOUNGE**

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

### **RECEPTION ROOM**

13' 11" x 12' 4" (4.24m x 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.

# Offers in Excess of £700,000

### **BEDROOM THREE**

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

### **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" x 11' 2" (3.86m x 3.40m) Window to the front,

#### 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**