



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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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First Floor Flat 45 De Lisle Road, Bournemouth BH3 7NG

Offers Over £350,000

The Property

A beautifully presented, character first floor pet friendly apartment offered for sale with no forward chain! The property benefits from a private rear sunny aspect garden, front garden, garage and off-road parking and will be sold with a brand new 999 year lease along with a share of the freehold upon completion. There are two double bedrooms, family bathroom and separate w.c., bright living room with bay windows and separate kitchen diner with Juliet balcony. There are many character features to include feature fireplace and stained-glass windows.

The property is situated within the Talbot Woods/Meyrick Park conservation area which is widely regarded as Bournemouth's most prestigious residential settings. Within the area are the premier facilities of the superb West Hants Tennis and Leisure Club, Talbot Heath School and The Club at Meyrick Park with its eighteen-hole golf course as well as its leisure facilities.

The town centre of Bournemouth with its excellent restaurants, leisure, shopping and entertainment facilities is approximately 2 miles away, with the award-winning sandy beaches beyond.

Bournemouth and the surrounding area also host year-round family friendly cultural events, including Arts by the Sea festival, Bournemouth Symphony Orchestra 'Proms in the Park' and a renowned highlight is the Bournemouth Air Festival amongst many others. The intrinsic desirability of this location is further enhanced by excellent road, rail and air communications.

ENTRANCE

Stairs to the first floor landing, feature stained glass window.

LOUNGE/DINING ROOM

18' 0" into bay x 13' 11" (5.49m x 4.24m) Feature fireplace with gas fire, UPVC window to the rear.

KITCHEN/BREAKFAST ROOM

13' 6" x 12' 0" (4.11m x 3.66m) Fitted with a range of units with work surfaces over, built-in oven and gas hob, UPVC double glazed window and door to Juliet balcony with rear outlook.

BEDROOM ONE

14' 11" into bay x 14' 11" (4.55m x 4.55m) maximum measurements. UPVC double glazed window to the front aspect, fitted wardrobes, feature fireplace.

BEDROOM TWO

11' 4" x 10' 6" (3.45m x 3.20m) UPVC double glazed window to the front aspect.

BATHROOM

7' 8" x 7' 2" (2.34m x 2.18m) maximum measurements. Suite comprising bath and wash hand basin. Single glazed frosted window to the rear, radiator, airing cupboard.

SEPARATE W.C.

Double glazed frosted window to the side.

FRONT GARDEN

The first floor apartment has a share of the front garden with the option to create additional off road parking if required.

GARAGE

Allocated garage with parking in front.

PRIVATE REAR GARDEN

The first floor apartment has the benefit of its own south aspect private garden.

TENURE

The property will be sold with a brand new 999 year lease along with a share of the freehold upon completion. Maintenance - As and when

COUNCIL TAX - BAND B