



HEARNES

WHERE SERVICE COUNTS

A superbly presented three double bedroom townhouse, set within an exclusive development, ideally located within easy reach of Westbourne, Bournemouth Town Centre, and the award-winning sandy beaches via the beautiful Bournemouth Gardens. The property has been meticulously updated and maintained by the current owners and features two modern bath/shower rooms, open-plan living, a conservatory, and a sunny rear garden.

Upon entering the property, a welcoming hallway leads into a spacious open-plan L-shaped living/dining area, which flows seamlessly into a modern fitted kitchen. The kitchen offers a comprehensive range of floor and wall-mounted units, finished with matching work surfaces and a full range of integrated appliances. The living area opens into a conservatory that overlooks and provides direct access to the sunny rear garden. The ground floor also includes a WC with a utility cupboard, as well as a large understairs storage cupboard.

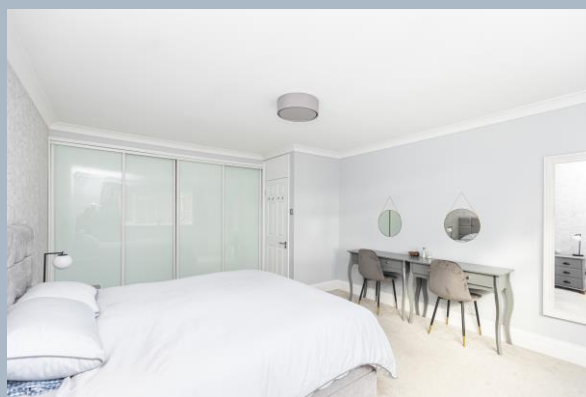
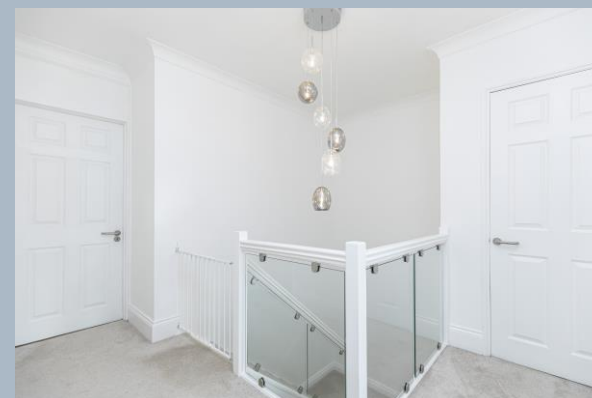
On the first floor are three generously sized double bedrooms, one of which benefits from an en suite shower room. A luxurious family bathroom completes the accommodation, featuring a freestanding bath, walk-in shower enclosure, WC, and wash hand basin.

Externally, the property boasts a beautifully maintained, sunny aspect rear garden laid to lawn, with a patio seating area adjoining the rear of the house, complemented by a variety of flower and shrub borders. To the front, a tarmac driveway provides off-road parking and leads to an integral garage.

EPC RATING: C

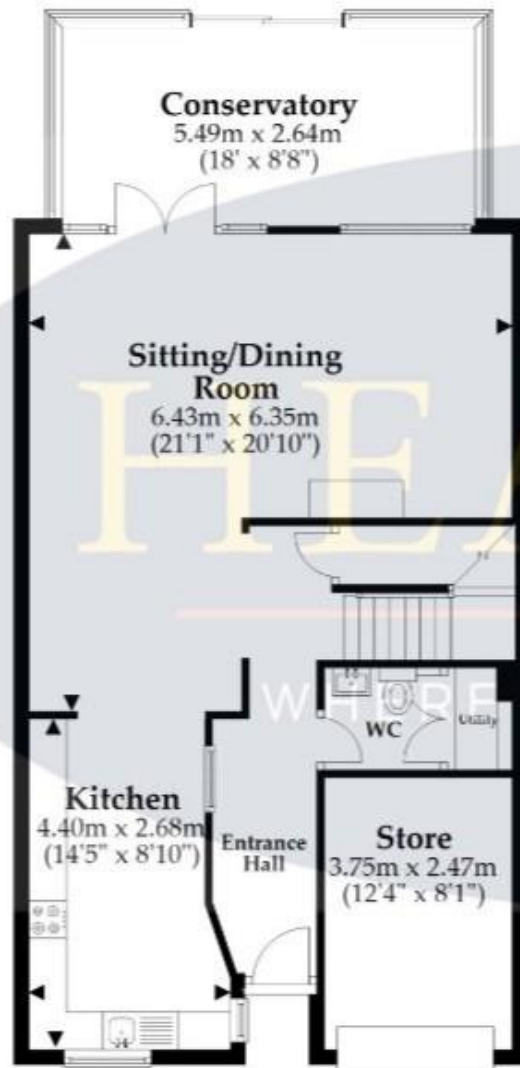
COUNCIL TAX BAND: E

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.



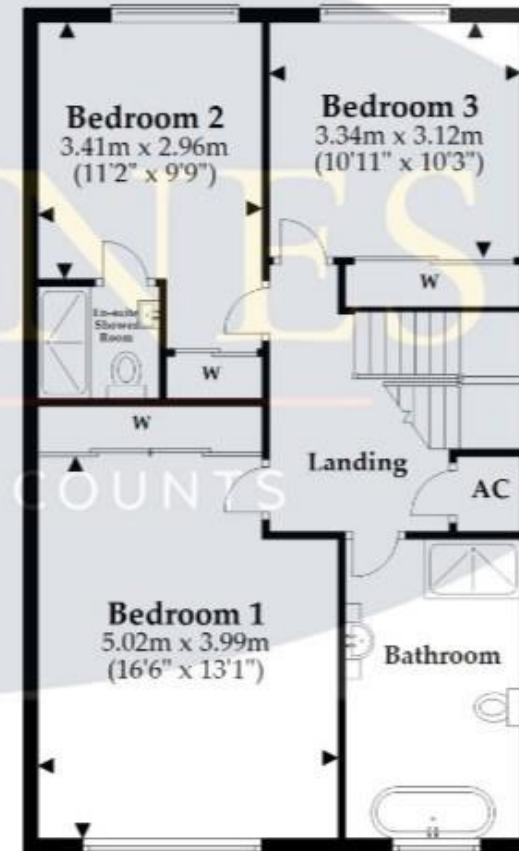
Ground Floor

Approx. 83.7 sq. metres (901.5 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



Total area: approx. 153.2 sq. metres (1649.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



