



HEARNES
WHERE SERVICE COUNTS

A beautifully presented three bedroom home with a private courtyard, just moments from the premier Westbourne Village. The property is conveniently situated and is only a short distance from Bournemouth Town Centre, which offers a wealth of high street shops and access to award-winning sandy beaches. The best local sandy beaches are also just a short distance away. Westbourne offers a range of local shops, cafes, and restaurants, including a Marks and Spencer food hall. Local buses are available at the end of the road, providing access to multiple destinations throughout the county. The larger town of Bournemouth, approximately 1.5 miles away, provides a wide selection of high street stores. Alum Chine beach is less than a mile's walk away and features access to a level promenade that stretches from Sandbanks to Hengistbury Head.



Upon entering the property through an attractive composite door, the ground floor welcomes you with a spacious entrance hall featuring wooden flooring, leading to all principal rooms. The living room enjoys a large bay window overlooking the front aspect and boasts an attractive fireplace with an inset flame-effect gas fire. A separate dining room, or potential fourth bedroom, overlooks the courtyard garden. The kitchen/breakfast room offers ample storage and includes a built-in oven, four-ring gas hob, and extractor hood. A single door provides direct access to the courtyard.



The first-floor landing provides access to three bedrooms, all of which are double in size and enjoy pleasant outlooks. The second bedroom benefits from a refurbished en-suite shower room, while bedrooms one and three are served by a spacious four-piece family bathroom, completing the accommodation.



Externally, the courtyard garden with a southerly aspect makes a perfect space for al fresco dining. At the front of the property, a driveway provides ample off-road parking.

Council Tax Band: D

EPC Rating: D

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

1ST FLOOR



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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

