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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

An extremely well presented three bedroom detached character property with an impressive southerly aspect rear garden and double gated side access. This lovely home features a welcoming living room with an attractive fireplace, a dining area with feature flooring and French doors to the garden, a well fitted kitchen with contrasting work surfaces, three bedrooms - two of which feature bay windows, alongside a family bathroom. A standout highlight of this home is the potential for further enhancement, with our client having progressed planning with BCP for a bespoke garden building to the rear together with new rear vehicular access (CGI's attached for both) therefore presenting an exciting opportunity for those seeking additional space for a home gym, hobby studio, or dedicated home office.

The property occupies a super position in the highly popular area of Ensbury Park, ideally situated to take advantage of all the area has to offer. The location is well served with schools catering for children of differing ages and the property is also within comfortable reach of Redhill Park. Also close to hand is the Castle Point shopping centre and Ringwood Road retail park, and the larger town centres of Bournemouth and Poole are both within reach. With leisure in mind, there are miles upon miles of golden sandy beaches with promenade stretching from the famous Sandbanks to Southbourne and beyond in the other direction.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	66	72
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MATERIAL INFORMATION

Agents Note - Proposed Garden Room and Rear Vehicular Access, CGI's shown for reference
 Garden Room - Certificate of Lawful Proposed Use Or Development (document on file)
 Rear Vehicular Access - Grant of Planning Permission (document on file)
 Tenure - Freehold
 Parking - Off Road Parking
 Utilities - Mains Electricity, Gas & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - D

KEY FEATURES

- NO FORWARD CHAIN
- WELL PRESENTED CHARACTER HOME
- LARGE SOUTHERLY ASPECT REAR GARDEN
- GATED SIDE ACCESS
- THREE BEDROOMS
- FITTED KITCHEN
- OFF ROAD PARKING TO THE FRONT
- GREAT LOCATION
- GARDEN ROOM AND REAR VEHICULAR ACCESS - PLANNING GRANTED (CGI'S ATTACHED)
- TENURE - FREEHOLD

TOTAL FLOOR AREA : 952 sq.ft. (88.5 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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