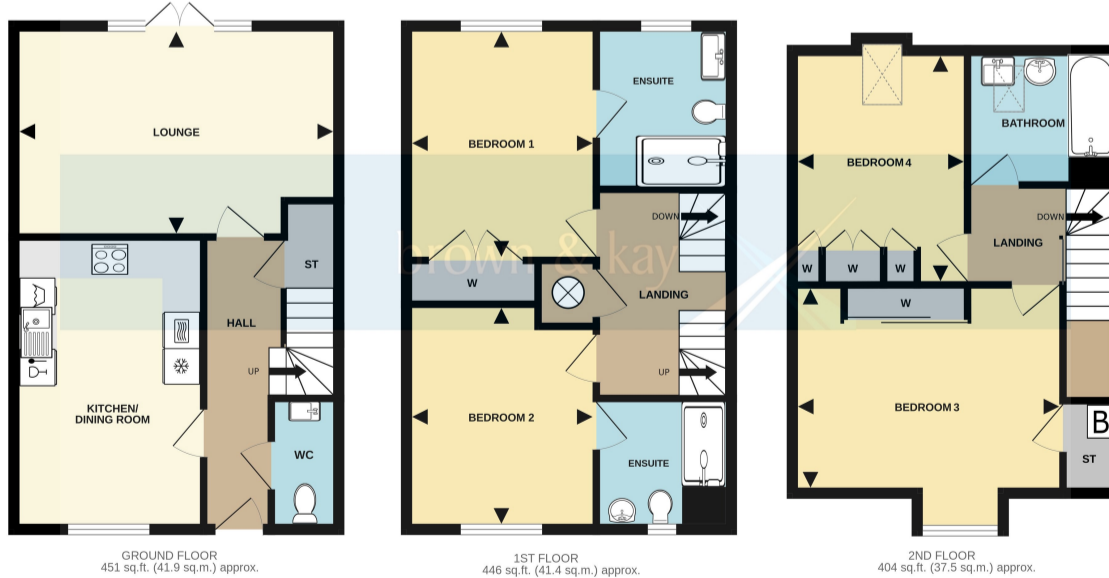




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



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12, Oyster Mews 1-3 Forest Road, BRANKSOME PARK BH13 6EN

£725,000

The Property

Brown and Kay are delighted to market this beautifully appointed four bedroom end mews home situated within this desirable development in Branksome Park. The tastefully decorated interior presents a comfortable and modern space with emphasis on lifestyle living.

Featuring accommodation arranged over three floor, the well considered layout ensures great functionality with a generous lounge and extensively fitted kitchen on the ground floor, two first floor bedrooms, both with en-suites, two further bedrooms on the top floor and a family bathroom. Furthermore, there is a manageable garden and parking space conveyed - this home would make a wonderful main home or holiday home alike!

Oyster Mews is an exclusive development situated in the much sought after Branksome Park, a prime residential area with its tree lined roads and homes of similar calibre. The area is well known for its natural beauty and glorious golden sandy beaches, perfect for a relaxed paddle-boarding session or a refreshing dip, with miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. The bustling village of Westbourne with its cosmopolitan vibe and true sense of community offers an abundance of cafe bars, restaurants and boutique shops together with the traditional Victorian arcade plus the usual high street names such as Marks and Spencer food hall.

ENTRANCE HALL

Spacious understairs storage cupboard, tiled flooring.

GROUND FLOOR CLOAKROOM

Double glazed window, low level w.c. and wash hand basin, tiled walls and flooring.

KITCHEN/BREAKFAST ROOM

14' 9" x 9' 5" (4.50m x 2.87m) Well fitted kitchen equipped with a range of two tone wall and base units with complementary work surfaces over, integrated appliances to include fridge/freezer, washing machine and dishwasher, inset Bosch induction hob with Bosch double oven, lighting to include plinth, under unit and recessed spotlights, space for table and chairs, tiled walls.

LOUNGE/DINING ROOM

17' 3" x 11' 4" (5.26m x 3.45m) Double glazed full drop windows with doors opening to the rear garden.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE

12' 7" x 10' 0" (3.84m x 3.05m) Double glazed window to the rear aspect, built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM

8' 6" x 7' 0" (2.59m x 2.13m) Suite comprising oversize shower cubicle with 'Rainfall' shower, wash hand basin and low level w.c. tiled walls and flooring, heated towel rail, double glazed window.

BEDROOM TWO

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed window to the front aspect, radiator.

EN-SUITE SHOWER ROOM

6' 11" x 6' 10" (2.11m x 2.08m) Suite comprising shower cubicle with both wall and 'Rainfall' shower fittings, low level w.c. and wash hand basin. Heated towel rail, tiled wall and flooring, double glazed window to the front aspect.

SECOND FLOOR LANDING

Doors to the following rooms:-

BEDROOM THREE

14' 0" max x 13' 0" (4.27m x 3.96m) Double glazed window to the front aspect, triple wardrobe, radiator, large walk in storage cupboard also housing the boiler.

BEDROOM FOUR

10' 3" to wardrobe front x 9' 0" (3.12m x 2.74m) Double glazed window, radiator, double wardrobe/storage with adjacent single storage.

FAMILY BATHROOM

8' 0" x 6' 5" (2.44m x 1.96m) Suite comprising panelled bath, w.c. and wash hand basin inset in to vanity unit with cupboard under, heated towel rail, tiled walls and floor, double glazed velux window.

PARKING

A parking space is conveyed with the property.

REAR GARDEN

A pleasant rear garden with paved patio area together with an artificial lawn area with edge borders and planting, again with low maintenance in mind, useful shed and fenced surround.

SERVICE CHARGE

£250.00 payable twice yearly (£500.00 in total).

COUNCIL TAX - BAND G