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





THE PROPERTY

An exceptional and beautifully presented property enjoying an elevated position with fabulous harbour views and an abundance of light filled and thoughtfully arranged accommodation. This lovely home features a main lounge enjoying a wonderful aspect with a large picture window that perfectly frames the stunning views, and a front-facing dining room with French doors opening on to a patio area - a perfect vantage point from which to relax and enjoy the outlook. To the rear, the property continues to impress with a further comfortable lounge, a well fitted kitchen, and an adjoining conservatory, providing versatile living space that seamlessly connects the indoors with the garden. The first floor comprises four bedrooms, three of which are generously proportioned with the fourth currently being used as a home office, there are also two en-suite shower rooms alongside a family bathroom. A particular highlight is the beautifully maintained rear garden with steps winding through mature established trees and plants with seating areas to enjoy the private and tranquil setting.

The property enjoys an enviable position in this highly sought after location ideally positioned to take advantage of all the area has to offer. Within comfortable strolling distance you will find Ashley Cross with its mix of cafe bars, restaurants and independent shops and for more comprehensive needs Poole town centre is a short drive away and offers a wide and varied range of facilities. With leisure in mind, the renowned Parkstone golf club is nearby as are miles upon miles of golden sandy beaches and promenade stretching from the famous Sandbanks one way through to Bournemouth and beyond in the other.

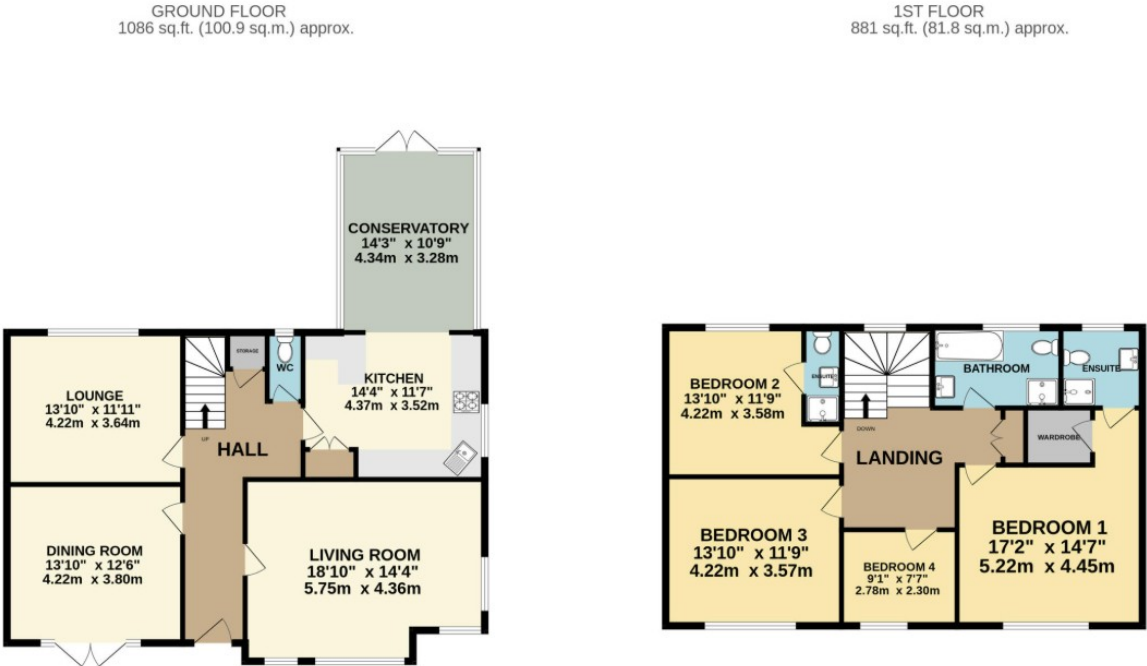
MATERIAL INFORMATION

- Tenure - Freehold
- Utilities - Mains Electricity, Gas and Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating - D

KEY FEATURES

- STUNNING HARBOUR VIEWS
- FOUR/FIVE BEDROOMS
- WONDERFUL LIVING ROOM WITH PICTURE WINDOW
- DINING ROOM WITH FRENCH DOORS TO PATIO WITH VIEWS
- BEAUTIFUL GARDENS
- RECEPTION ROOM/BEDROOM FIVE (GROUND FLOOR)
- WELL FITTED KITCHEN
- CONSERVATORY
- TWO EN-SUITE SHOWER ROOMS
- WALKING DISTANCE TO ASHLEY CROSS

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	80		
(81-91)				
(69-80)				
(55-68)				
(39-54)				
(21-38)	F	63		
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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