

Netherhall Gardens, Westbourne BH4 9EL

Guide Price £620,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A beautifully appointed three double bedroom two bathroom end of terrace mews house, being wonderfully located just moments from the vibrant Westbourne Village and just a short walk away from the area's best beaches.



## Key Features

- A beautifully appointed mews house set on an exclusive development
- Three double bedrooms
- Fabulous location close to Westbourne village & beaches
- Elegant open plan lounge/dining Room
- Modern kitchen
- Separate cloakroom
- Principal bedroom with dressing area & luxurious ensuite bathroom
- Modern family shower room
- Private low maintenance garden
- Integral garage & additional parking for two vehicles



## About the Property

A beautifully appointed Mews house set in an exclusive development of just 18 houses, perfectly located, being a short level walk to the vibrant Westbourne Village, with its array of individual cafes, exclusive boutiques and restaurants. It has been exquisitely refurbished in recent years to a quality standard throughout, creating a most desirable modern family home.

A private front door leads to an enclosed inner vestibule and spacious entrance hall, with all principal rooms leading off. There is a separate cloakroom and built-in storage cupboard, which is ideal for coats and shoes. The open plan lounge/dining room is a main feature of the property and enjoys a desirable double aspect and plenty of space for soft seating and dining, offering a fabulous place in which to entertain and relax in. This space enjoys direct access outside to the landscaped rear patio terrace and garden. A stylish modern kitchen has an excellent range of wall and floor mounted storage cupboards, with a sleek looking marble work surface. There is a built-in oven with an inset ceramic hob, integrated dishwasher and wine rack.

A turned staircase leads to the first floor. The principal bedroom suite is a real showcase of this home, enjoying a delightful outlook onto the rear garden. It has a good size built in floor to ceiling mirror fronted wardrobe, incorporating hanging and shelving space, as well as having the benefit of a dressing area and a most luxuriously appointed bathroom, including a fabulous deep bathtub. There are two further double bedrooms, both with built-in wardrobes and a stunning family shower room completes the accommodation.

The rear garden enjoys a west facing aspect and is mainly paved for ease of maintenance, with boundary mature trees providing a good degree of privacy. The front garden is mainly laid to lawn with a driveway providing off road parking for multiple vehicles. An integral garage complements the accommodation on offer.

Tenure: Share of Freehold

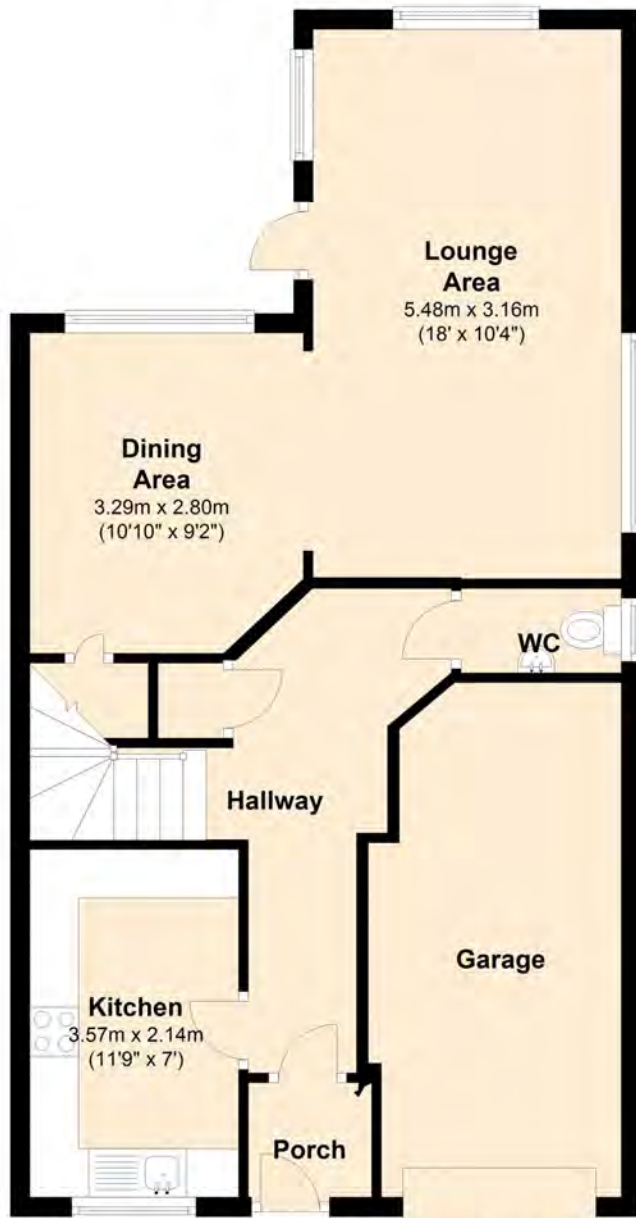
Service Charge - £340 per annum

Council Tax Band : E



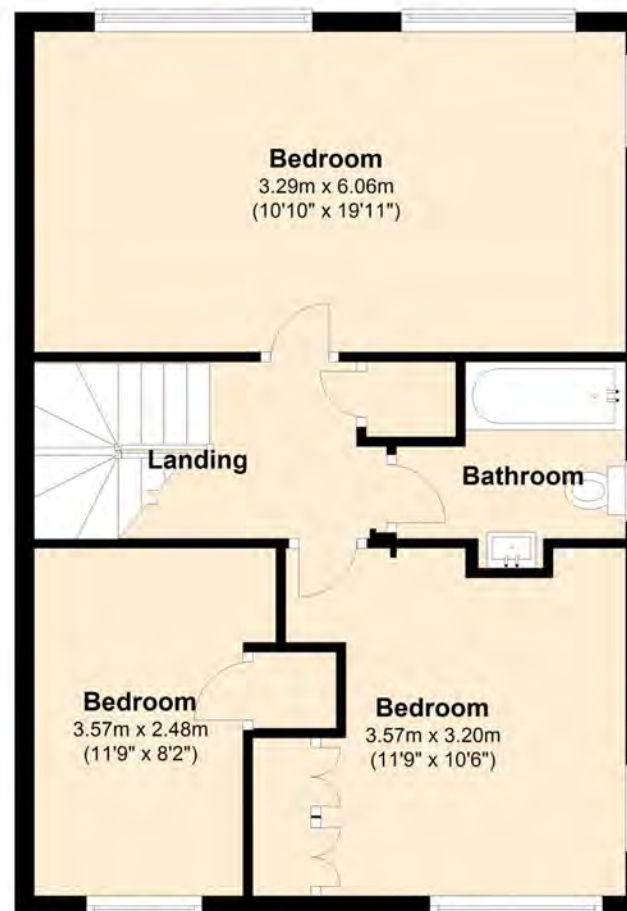
## Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



## First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

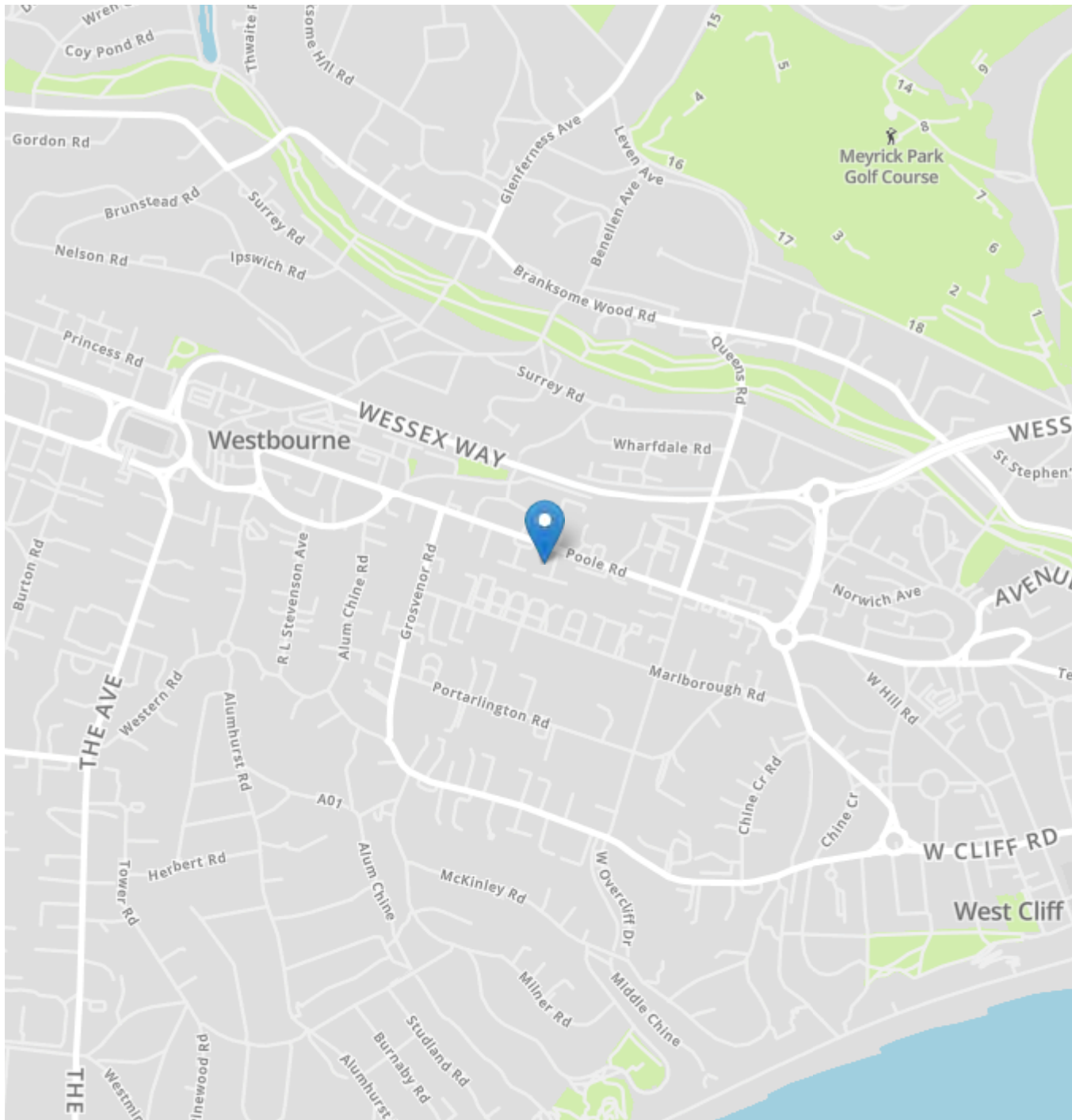


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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