



HEARNES

WHERE SERVICE COUNTS

A truly stunning architecturally designed home having undergone complete remodelling and updating in recent years whilst providing a high specification finish and generously sized and flexible living accommodation. The property is ideally located within the premier Southbourne location whilst being within easy reach of the popular Southbourne High Street offering a range of individual bars, restaurants along with easy access to the seafront and cliff tops, beautiful Hengistbury Head and only a short distance to Christchurch Town Centre. The property offers three/four bedrooms, three luxury bath/shower rooms with one being located on the ground floor along with an impressive open plan kitchen/dining area and formal living room with wood burning stove. The property is positioned on a private, corner plot and further benefits from ample off road parking and a garage.

On entering the property a welcoming entrance porch leads into the ground floor offering ample open plan living and featuring a formal living room, which could be utilised as a ground floor bedroom, a further open plan living area with feature wood burning stove and double doors leading onto the garden area. A particular feature of the ground floor accommodation is the impressive kitchen/dining area featuring a comprehensive range of floor and wall mounted units and breakfast bar seating area, further access to the garden and a separate utility room. Completing the ground floor accommodation is a luxury shower room. The ground floor design truly shows the attention to detail throughout the house including concrete feature walls, curved staircase and exposed brickwork.

Situated on the first floor are the properties three bedrooms, two of which are double in size with the master bedroom benefitting from a modern en suite bathroom and impressive vaulted ceiling. Completing the accommodation is a further high specification shower room. Externally there is ample off road parking which leads to a garage with a feature curved wall offering additional parking and storage whilst there are private and superbly maintained gardens to the front, side and rear of the property.

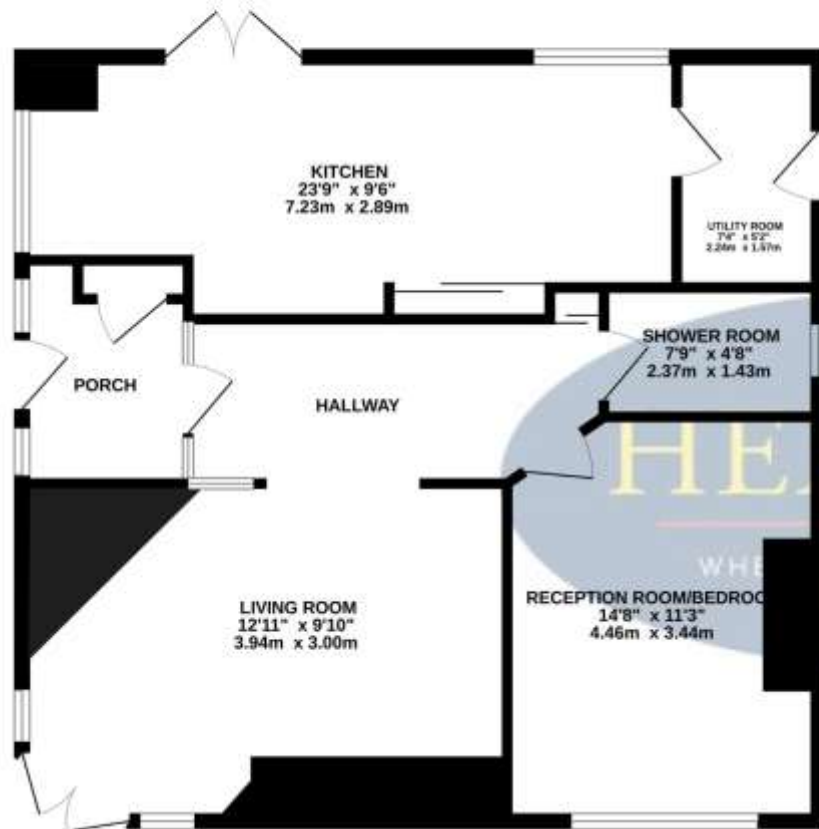
EPC RATING: C

COUNCIL TAX BAND: D

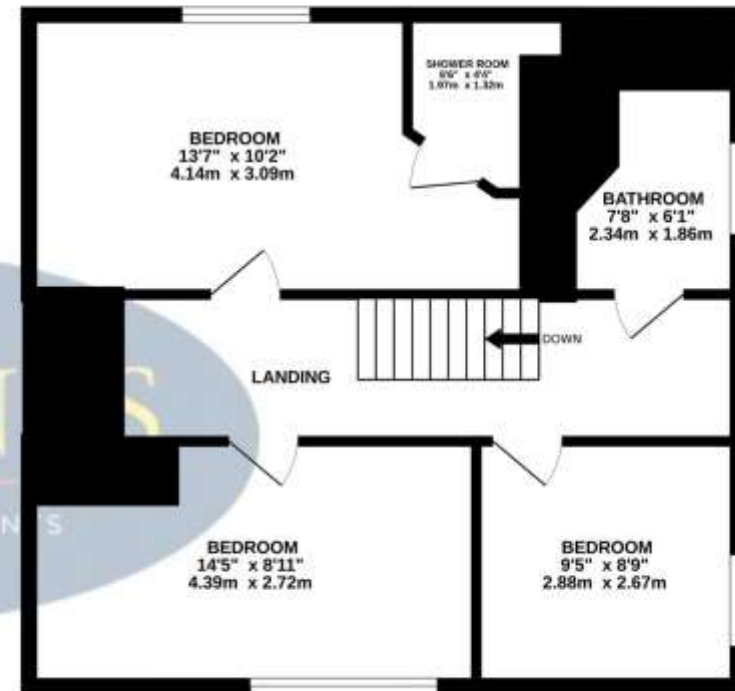
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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



FIRST FLOOR



TOTAL FLOOR AREA : 1274sq.ft. (118.4 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

