

Cheyne Gardens, Westbourne BH4 8AS

£675,000 Freehold

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ESTATE AGENTS





Property Summary

This superb boutique-style town house features four bedrooms, three bathrooms, an integral garage and landscaped garden. It is one of only eight four bed properties in the sought after Cheyne Gardens development which is just a short walk from Middle Chine beach and the vibrant Westbourne village. This elegant property is perfect as a family home or stylish coastal retreat and is offered with NO FORWARD CHAIN.



Key Features

- Four-bedroom, three-storey family home located in the exclusive Cheyne Gardens development
- Moments from Middle Chine beach and Westbourne High Street
- Open-plan kitchen/dining room with integrated appliances
- Separate utility room
- Spacious lounge with Juliet balcony
- Luxurious principal suite with en-suite and private balcony
- Ground-floor double bedroom and modern shower room
- Landscaped rear garden with patios, lawn, and private dining area
- Off-road parking and integral garage
- Perfect as a family home or stylish coastal retreat



About the Property

Just moments from the golden sands of Middle Chine beach, reached via its picturesque tree-lined paths, and only a short stroll to Westbourne's vibrant High Street with its independent boutiques, cafés and restaurants, this beautifully presented home enjoys an enviable position within the exclusive Cheyne Gardens development.

From the outset, the property offers fantastic kerb appeal with its sandy-toned stone exterior. Step inside and you're welcomed by a bright entrance hall with elegant oak flooring that flows throughout the ground floor. There's a generous double bedroom to the rear with fitted wardrobes and garden views - perfect for guests or as a home office - alongside a sleek, modern shower room. A well-appointed utility room sits at the back of the house, offering excellent storage and direct access to the garden, ideal for easy summer living. Secure shutters make this a superb lock-up-and-leave option.

The first floor is designed for modern living and entertaining. A stunning kitchen/dining room spans the full width of the property, complete with granite worktops, integrated appliances and a breakfast bar that subtly separates the space. Double oak doors open into a bright and spacious lounge at the front, where French doors and a Juliet balcony allow natural light to pour in.

Upstairs, there are three well-proportioned bedrooms and a luxurious family bathroom. The principal suite enjoys fitted wardrobes, access to a private balcony overlooking the garden, and a stylish en-suite bathroom. The remaining bedrooms are both generous doubles, ideal for family or visitors.

The landscaped rear garden is arranged across patio and lawn areas with mature planting and a secluded seating space to the rear - perfect for al fresco dining. To the front, there's off-road parking and an integral garage.

A superb coastal home, ideal as a main residence or stylish retreat, in one of Westbourne's most desirable locations.

Tenure: Freehold
Service charge: Approximately £414.72 per annum, paid quarterly
Council Tax Band: F (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage
Broadband & Mobile Signal: Refer to Ofcom website

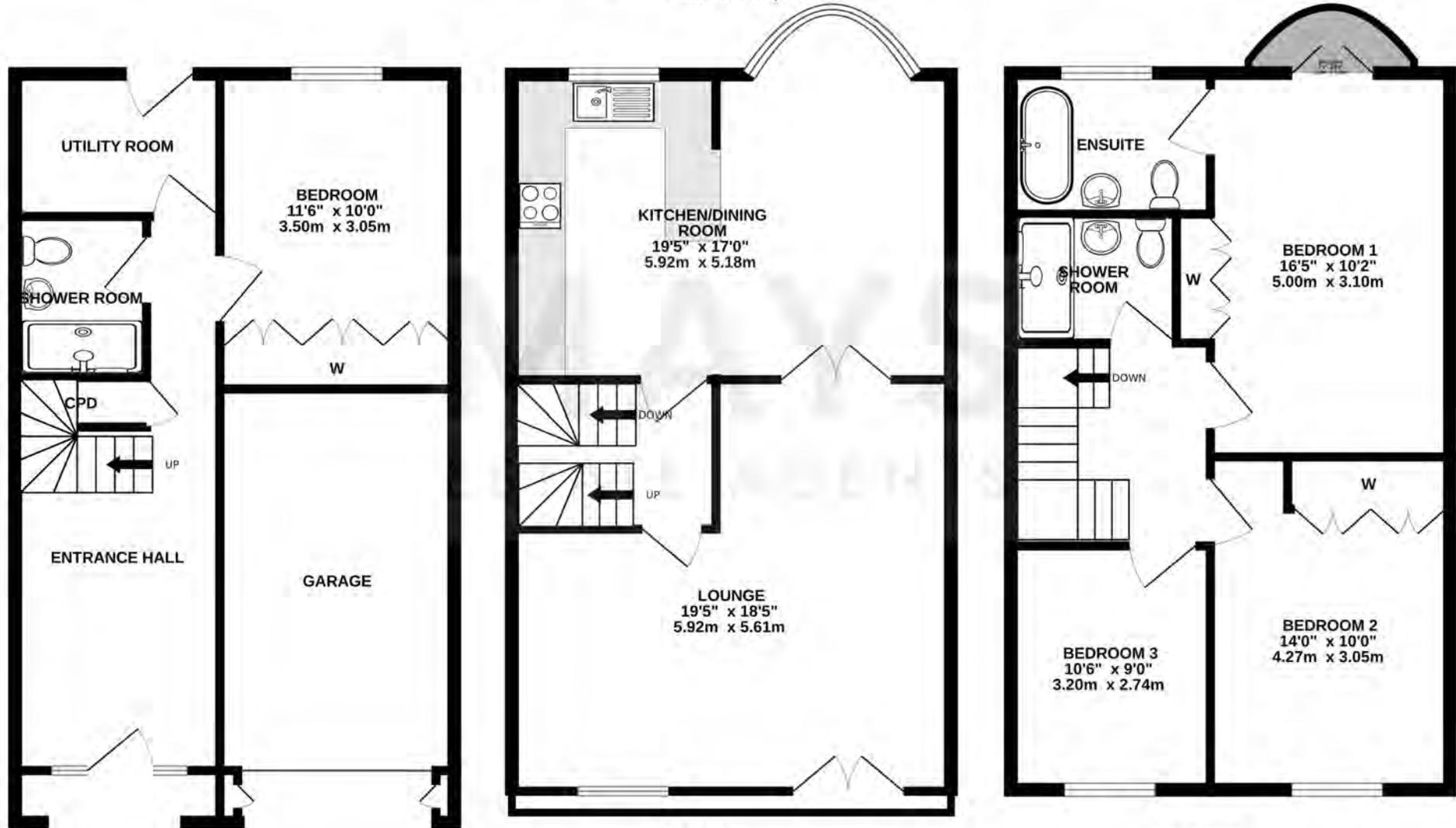
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TOTAL FLOOR AREA : 1769 sq.ft. (164.3 sq.m.) approx.

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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GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

2ND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



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, sandy beaches and excellent restaurants and cafes.

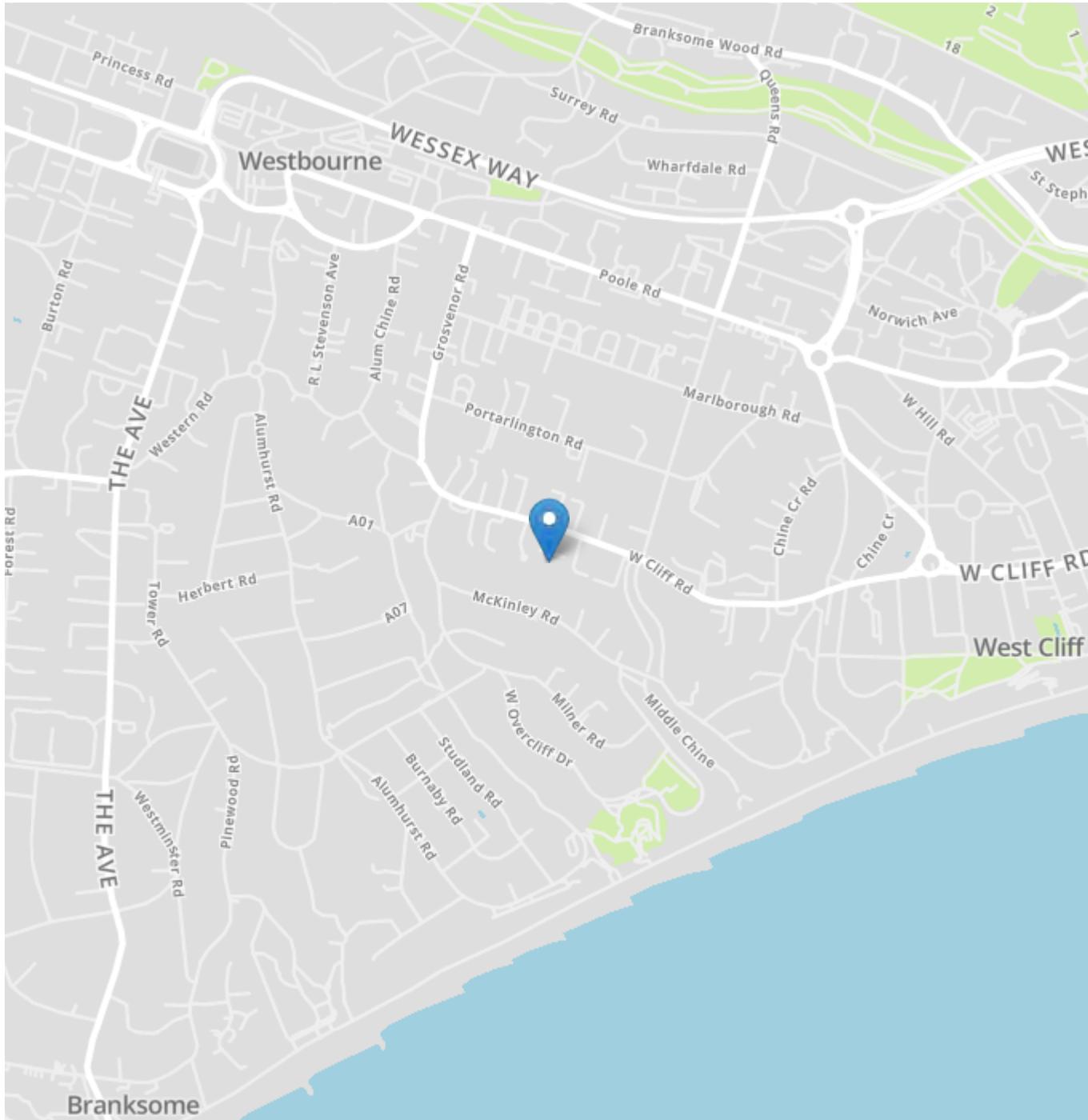


About Mays

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+)	A		
(81-91)	B		83
(69-80)	C	70	
(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

IMPORTANT NOTICE

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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