

Pembroke Road, Westbourne BH4 8HE

£875,000 Freehold

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ESTATE AGENTS





Property Summary

A significantly improved five or six-bedroom detached period home with a south-facing garden set moments from Westbourne Village and the sandy beaches of Alum Chine and Branksome Dene. The property has enjoyed a considerable amount of modernisation and refurbishment, and our clients have cleverly remodelled the accommodation to present a stunning open-plan kitchen/dining and living room that opens to the rear garden. The layout of the property offers a tremendous amount of flexibility and could be ideal for purchasers who would benefit from internal ground floor annex accommodation, or alternatively buyers with the requirements of a home office.

Key Features

- Impressive entrance hallway and landing
- Generous open-plan kitchen, dining and living room
- Further separate reception room and ground floor ensuite bedroom
- Utility room and beautifully appointed ground floor bathroom
- Five first-floor bedrooms (two ensembles)
- Stunning four-piece family bathroom
- Driveway space for 4 cars and gated side access
- Landscaped South facing rear garden
- Comprehensively refurbished





About the Property

On entering the property, you are immediately impressed by the size of the reception hallway and the open balustrade staircase with a feature-stained glass window that rises to the first floor. Undoubtedly the heart of the home is the generous open-plan kitchen, dining and living area that's situated to the rear of the property. There is a true feeling of space and light in this room and with double doors that open to the South facing rear garden, this area is the perfect place for grand scale entertaining with friends and family. The kitchen is comprehensively fitted with a range of modern units and appliances and the living area has a feature solid fuel burner acting as a focal point.

The ground floor of the property has an incredibly versatile layout with two further separate reception rooms to the front (one of these is ideal as a bedroom as it has a private ensuite shower room). There is also a large utility room and a beautifully appointed four-piece bathroom suite on the ground floor. For purchasers who would appreciate having the ability to accommodate family members on the ground floor, or alternatively benefit from annexed accommodation - the design of this home could be ideal.

To the first floor, there are five bedrooms, two of which have private ensuite shower rooms. As can be seen from the photographs, our clients have also introduced a luxurious family bathroom which has been beautifully appointed. The first-floor landing is incredibly large and should further space be required, there could be strong potential for extension in the roof.

To the front of the property there is off-street parking for approximately four vehicles and gated side access could provide further parking provision if required. The rear garden is South facing and has been landscaped with surrounding evergreen planting that is maturing well and will soon provide a good degree of year-round privacy.

Tenure: Freehold Council Tax Band: F (BCP Council)

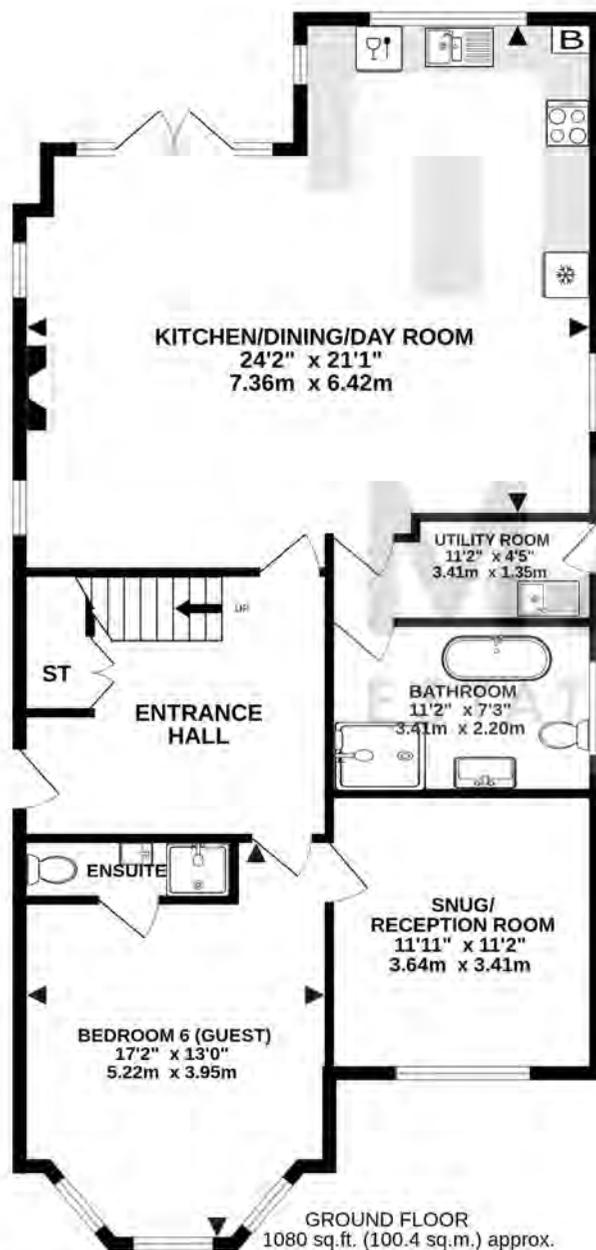
Utilities: Mains Electricity, Gas, Water & Sewerage Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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About the Location

Westbourne is a stylish and vibrant village located just west of Bournemouth town centre, known for its boutique shopping and lively café culture. The area has a cosmopolitan atmosphere, with a wide range of independent retailers, artisan cafés, restaurants and wine bars creating a thriving social scene.

Westbourne is particularly popular with young professionals, downsizers and second-home owners seeking a convenient coastal lifestyle. The neighbourhood also benefits from excellent transport links and easy access to the nearby beaches at Alum Chine and Branksome Chine.

Property in Westbourne includes elegant Victorian and Edwardian houses, converted apartments and contemporary developments. The area's tree-lined streets and attractive character architecture further enhance its appeal. Combining convenience, charm and a vibrant community, Westbourne has become one of the most desirable urban villages on the South Coast.

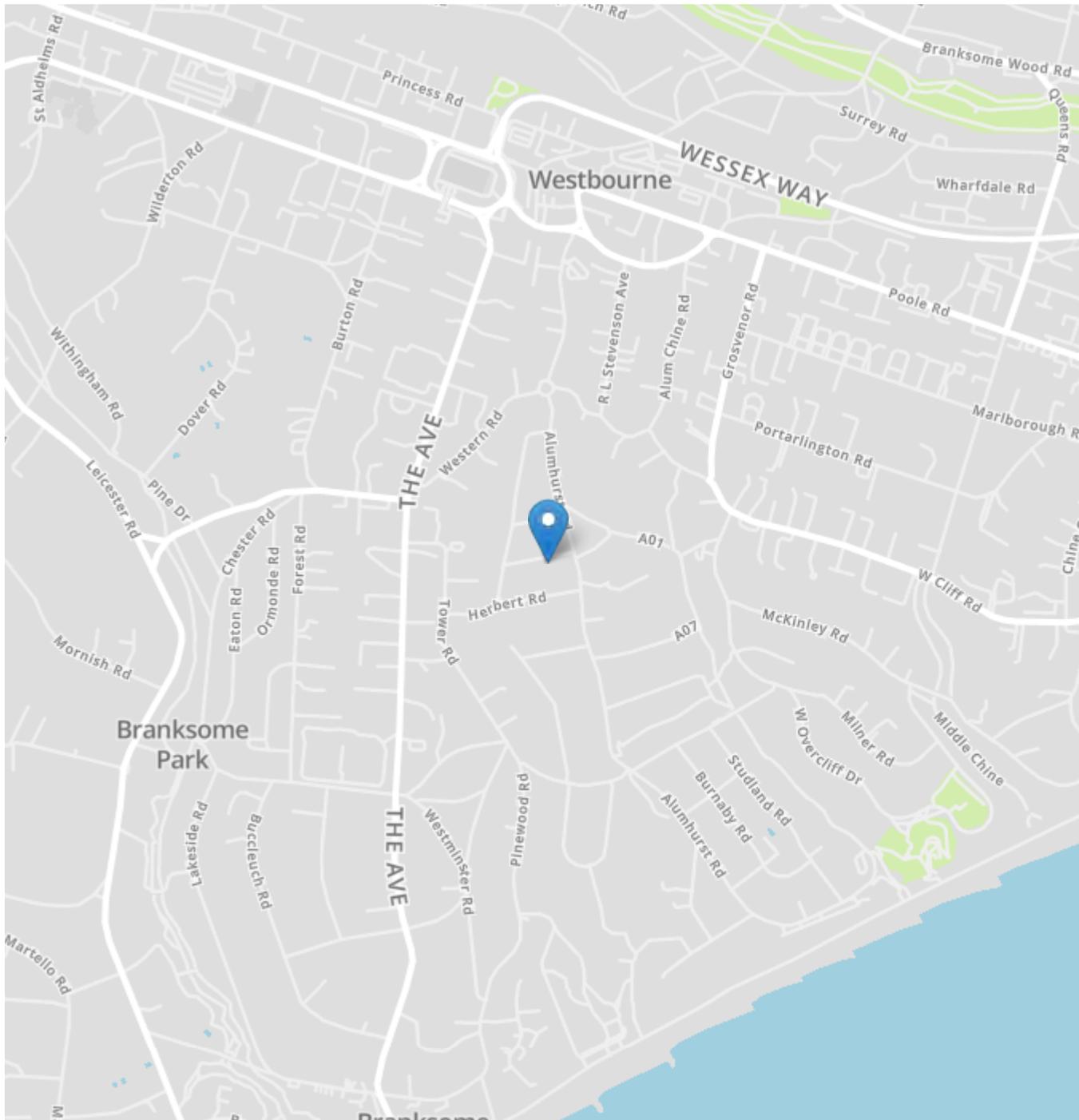


About Mays

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		
(69-80)	C	71	79
(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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