

Kings Mews
31 Poole Road, Westbourne BH4 9DJ
Guide Price £655,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A superbly positioned end townhouse with a south westerly facing private garden, set in an exclusive small development, moments from the amenities of Westbourne. The property has impressive accommodation arranged over three floors and a flexible layout of rooms, perfect for accommodating guests or working from home. With a quiet, corner positioning the property enjoys a high degree of privacy and is presented in very good order throughout.

Key Features

- Entrance hallway with stairs rising to all floors
- Living/dining room
- Modern kitchen/breakfast room
- Garden room/sun lounge
- Utility room with direct access to the garden
- Four bedrooms (principal bedroom ensuite)
- Family bathroom and further shower room
- Integral garage and further parking for two vehicles
- Landscaped sunny garden with a high degree of privacy
- Quiet and private corner location





About the Property

On entering the property, there is a generous hallway that gives direct access to a ground floor reception room/bedroom four, a large utility room and also a shower room. The layout of the ground floor could be ideal as a self-contained annexe as there is also a beautiful garden room on this level which would perfectly complete self-contained accommodation. Alternatively, the arrangement of rooms could be ideal for buyers who work from home as it provides a degree of separation between work and home life.

The first-floor accommodation presents an impressive living/dining room and a large contemporary modern fitted kitchen/breakfast room. The kitchen overlooks the rear garden and is flooded with sun, whilst the main reception rooms have far-reaching tree top views.

The principal bedroom has a full bank of built-in wardrobes and is served by an ensuite shower room, whilst the two remaining double bedrooms share the use of a modern family bathroom.

To the front of the property, there is a generous driveway that leads to the integral garage and a gated side access leads to a side garden which has a covered seating area. The main garden enjoys a wonderfully sunny aspect and has been landscaped to incorporate seating areas, planting beds and, as can be seen from the photographs, a well-stocked array of mature plants and trees. The rear garden is a haven of peace and tranquillity and enjoys a degree of privacy rarely found in a property with such a convenient location.

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

Maintenance Charge: Whilst the property is Freehold and sits within its own grounds, there is a small service charge to enhance the environment of the homes in Kings Mews, which is approximately £300 per annum. This includes the gardening and maintenance of the communal areas.

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

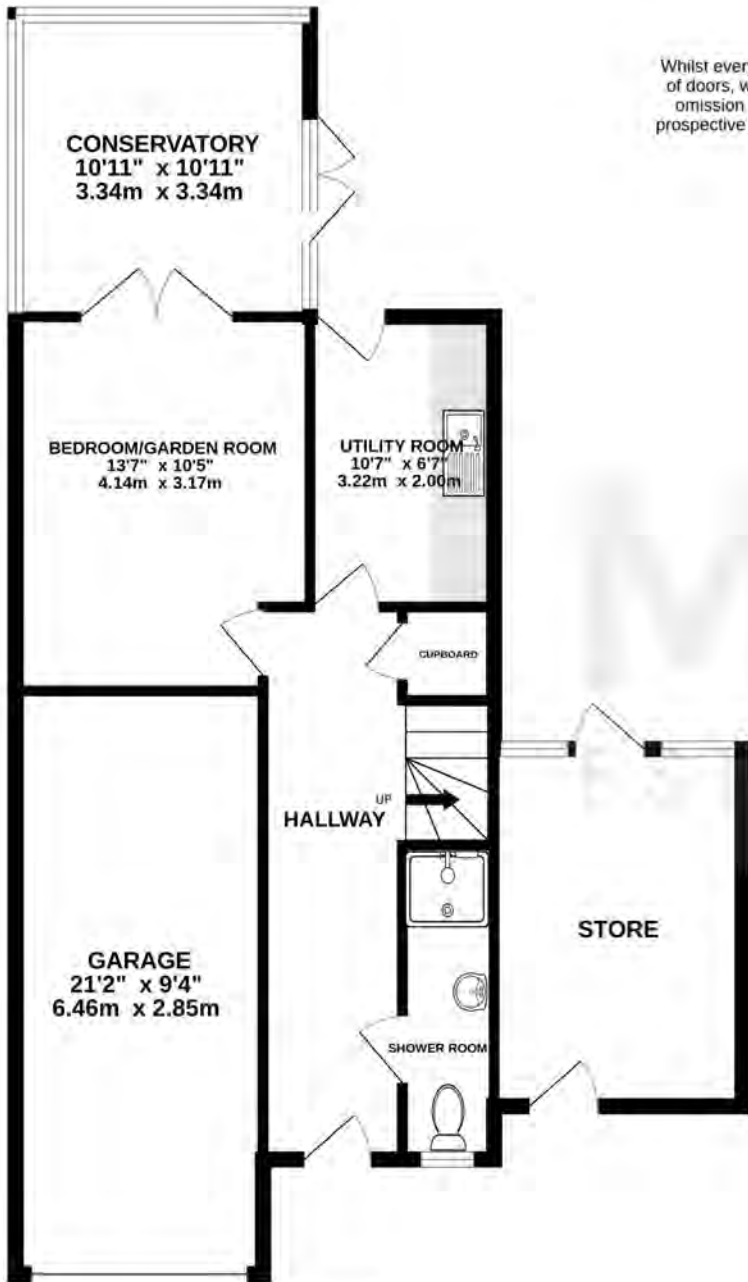
Mays are part of the Property Ombudsman Scheme TPO - DO3138



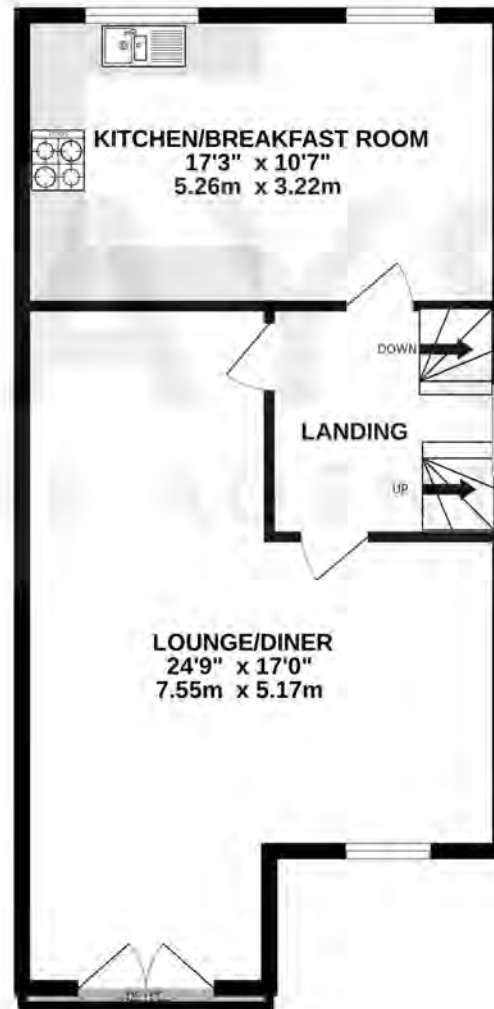
TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.

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.

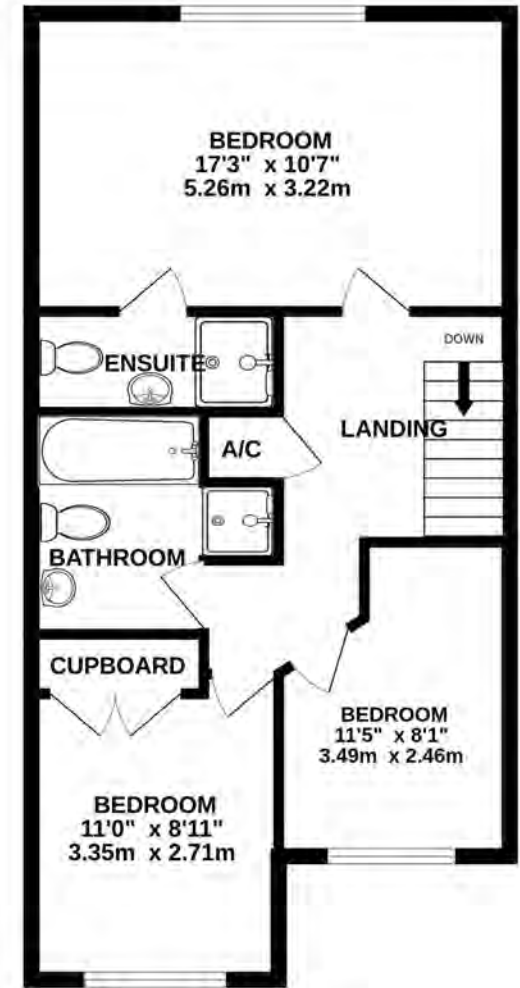
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GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.







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.



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.

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