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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are excited to market this impressive modern property occupying a super position moments walk from the vibrant village of Westbourne. The property itself boasts a tastefully styled interior arranged over 3 floors with a good size living room with balcony off, across the landing a well fitted kitchen/dining room which opens on to the rear garden, two ground floor bedrooms with family bathroom, integrated garage and courtyard, two good sized bedrooms on the second floor both benefitting from en-suites and built in wardrobes. Outside the home has a sunny aspect landscaped rear garden and further off road parking.

Ideally located within strolling distance of Westbourne village known for its laidback vibe and eclectic mix of coffee bars, boutique shops, and diverse restaurants together with the usual high street names such as Marks and Spencer food hall. Also moments away are pathways where you can enjoy a leisurely walk through the gardens straight into Bournemouth town centre, or Coy Pond with its pretty duck pond the other way. For beach lovers, miles upon miles of impressive sandy beaches, perfect for a paddle boarding session, are also close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore a little further and you will find Parkstone Golf Club, one of the UK's top 100 courses.

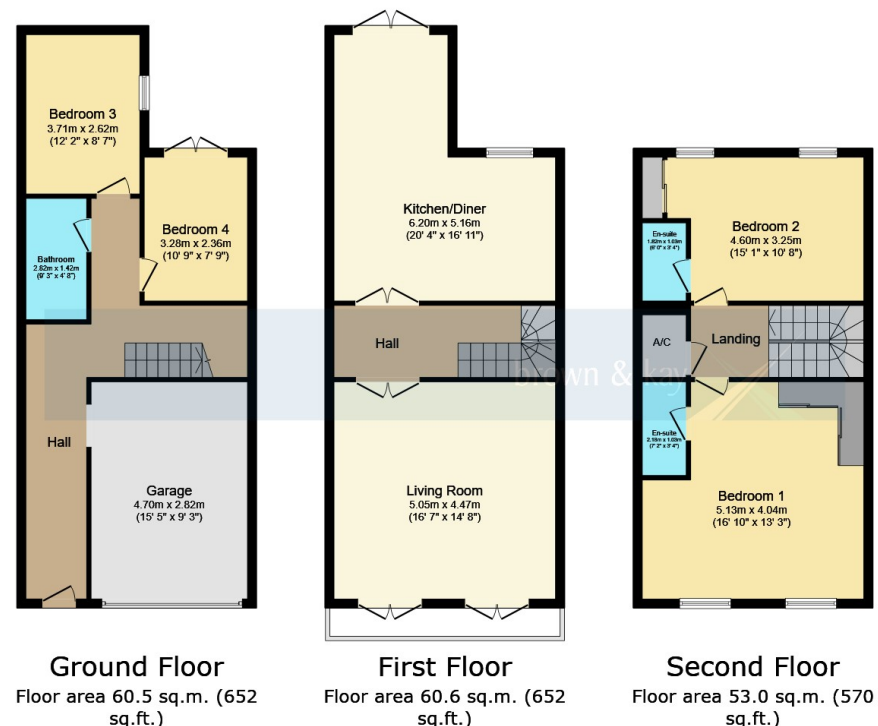
MATERIAL INFORMATION

Tenure - Freehold
 Service Charge - £90 per month to include but not limited to: Window Cleaning, Driveway Lighting, Public Liability Insurance and Sinking Fund for exterior re decorating of whole site.
 Parking - Garage and Allocated parking space
 Utilities - Mains Gas, Electricity and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band F
 EPC Rating - C

KEY FEATURES

- GUIDE PRICE £500,000 - £525,000
- PRESTIGIOUS BLENHEIM MEWS DEVELOPMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- LANDSCAPED SUNNY ASPECT GARDEN
- FOUR BEDROOMS
- EN-SUITE'S TO BEDROOM ONE AND TWO
- CLOSE TO WESTBOURNE
- LARGE KITCHEN/DINER
- FREEHOLD
- COUNCIL TAX - BAND F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	75	
(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	



Total floor area: 174.1 sq.m. (1,874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io