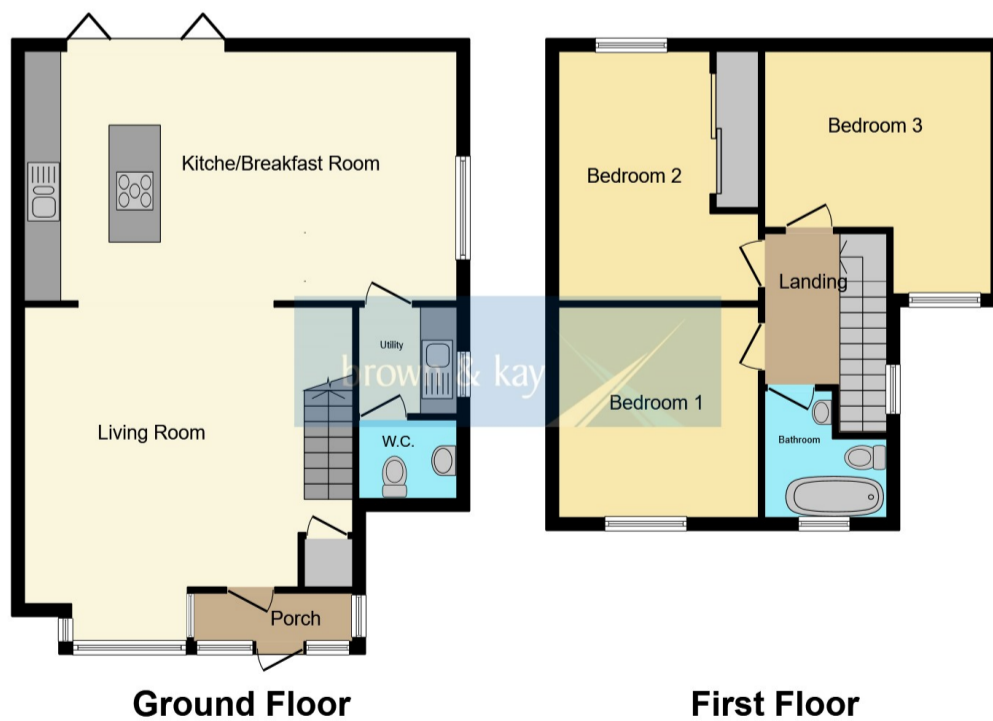




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## 55 R L Stevenson Avenue, WESTBOURNE, Dorset BH4 8ED

Offers Over £600,000

### The Property

Brown & Kay are delighted to market this beautifully presented property located in one of Westbourne's most sought-after residential addresses due to its close proximity and a moments' walk to Westbourne village. The home affords a blend of character features combined with a contemporary and tastefully designed interior to include a good size lounge with feature log burner, stylish kitchen/dining room with two tone units, bi-fold doors to the garden and a 'working from home space', as well as a useful utility room and ground floor w.c., three good size bedrooms and completing the first floor is a well appointed family bathroom. There is a pleasant, sunny aspect garden to the rear and off road parking to the front of the property.

Occupying a fantastic position being within strolling distance of the bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together the usual high street names such as Marks and Spencer food hall. Leafy Chine walks meander directly down to glorious sandy beaches with miles of impressive promenade which stretch to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### ENTRANCE PORCH

#### LIVING ROOM

18' 1" x 15' 4" (5.51m x 4.67m) Modern yet cosy character room with bay window to the front elevation, feature log burner and built-in cabinetry, access to the kitchen/diner.

#### KITCHEN/DINING ROOM

23' 5" x 13' 6" (7.14m x 4.11m) Recently renovated kitchen with a mix of base and eye level units, island with integrated gas hob and breakfast bar, bi-fold doors with access onto the patio area of the garden, great for al-fresco dining in the warmer months.

#### UTILITY ROOM

Space for washing machine and tumble dryer, worktop with sink looking out of the side view window, access to w.c.

#### SEPARATE W.C.

W.C. and wash hand basin.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

13' 4" x 11' 2" (4.06m x 3.40m) Good size double window overlooking the rear garden, fitted wardrobes with sliding doors.

#### BEDROOM TWO

13' 8" x 12' 3" max (4.17m x 3.73m) 'L' shaped, good size double bedroom with window to the front.

#### BEDROOM THREE

11' 2" x 10' 11" (3.40m x 3.33m) Another good size double bedroom with window to the front.

### BATHROOM

Modern bathroom with roll top bath with shower above, w.c. and wash hand basin. Heated towel rail and window to the front aspect.

### FRONT OF PROPERTY

The property is approached via a paved driveway which provides ample off road parking.

### GARDEN

Arranged for ease of maintenance in mind, patio, shingle and lawn area with side access gate, finished with a mature palm tree.

### COUNCIL TAX - BAND E