

Property Location
Westbourne



Total Area: 106.7 m² ... 1149 ft²
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Surrey Road, Bournemouth

Asking Price Of £440,000



Attractive Town House

Four Bedrooms

Close to Westbourne & Beach

Pristine Condition Throughout

Large Kitchen

Courtyard Garden

Allocated Parking

Double Glazed Throughout

Gas Central Heating

Freehold

Ideal Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Modern Four-Bedroom Townhouse in a Prime Bournemouth Location
Occupying a superb position just moments from the picturesque Bournemouth Gardens, this beautifully presented townhouse offers the ideal blend of convenience and lifestyle. From your doorstep, enjoy a peaceful walk through the gardens directly into Bournemouth town centre, where you'll find an excellent selection of shops, restaurants, cafés, and leisure facilities. In the opposite direction lies the tranquil Coy Pond, perfect for relaxed afternoons and picnics by the water.

Also within easy walking distance is the vibrant and much-loved area of Westbourne. Known for its laid-back atmosphere, Westbourne boasts an eclectic mix of independent cafés, bars, restaurants, and boutique shops, alongside popular high street names including Marks & Spencer Food Hall. The property benefits from excellent transport links, with bus services to the surrounding areas and mainline train stations located at Branksome and Bournemouth.

The accommodation is arranged over three floors and is both spacious and versatile. Upon entering the ground floor, you are welcomed by a hallway with stairs leading to the first floor and access to a modern cloakroom. This level also includes a well-proportioned bedroom which can alternatively be used as a study or home office, ideal for flexible living. The contemporary kitchen is beautifully fitted with a comprehensive range of wall and base units, complemented by stylish work surfaces. It includes a built-in double oven, electric hob with extractor, integrated fridge/freezer, and a freestanding dishwasher. Feature flooring, inset spotlights, and double doors with adjacent windows open onto a private courtyard garden, offering an excellent space for al fresco dining or relaxing in privacy.

Moving up to the first floor, the spacious living room enjoys plenty of natural light thanks to double doors and adjacent windows opening onto a Juliet balcony. This is a warm and inviting space, perfect for entertaining or unwinding. Also on this floor is the master bedroom, which features stylish wall panelling, fitted wardrobes, another Juliet balcony, and an en-suite WC with a modern suite comprising a shower cubicle, wall-mounted wash basin, and WC.

The top floor offers two further well-proportioned bedrooms. Bedroom two benefits from a full wall of fitted wardrobes with drawers and a vanity area, and a window overlooking the front of the property. Bedroom three features a rear-facing window and access to the loft. The family bathroom is beautifully finished with contemporary tiling, a P-shaped bath with mains-fed shower over, a feature vanity unit with integrated basin, low-level WC, heated towel rail, and underfloor heating. Useful alcoves and a mosaic-tiled edge add a touch of luxury to the space.

Outside, the rear courtyard garden has been thoughtfully arranged for minimal maintenance, with attractive decking and a secure fence and wall surround. The property also benefits from an allocated parking space, providing convenient and secure off-road parking.

This impressive townhouse offers spacious, flexible living in one of Bournemouth's most desirable locations. Ideal for families, professionals, or anyone seeking a balance of town centre convenience and peaceful surroundings, early viewing is highly recommended.

Agent's Notes:

Tenure: Freehold
Council Tax: Band E
EPC: C

