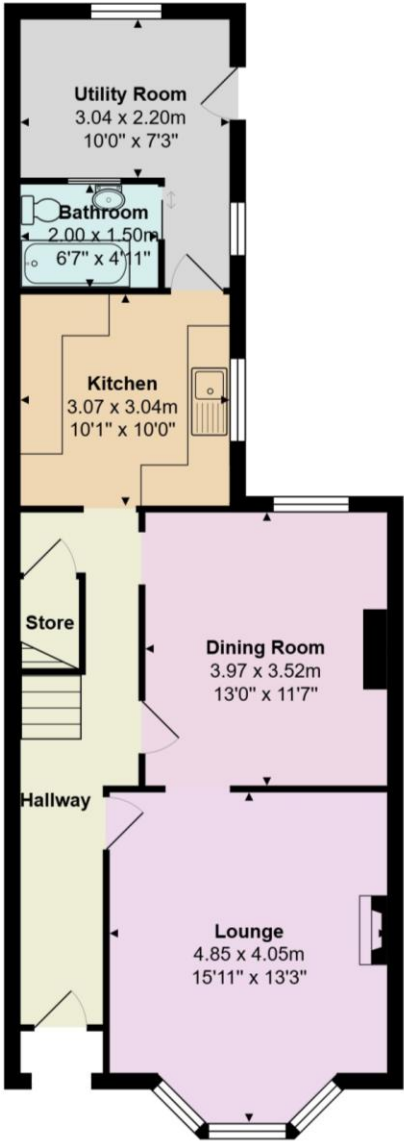
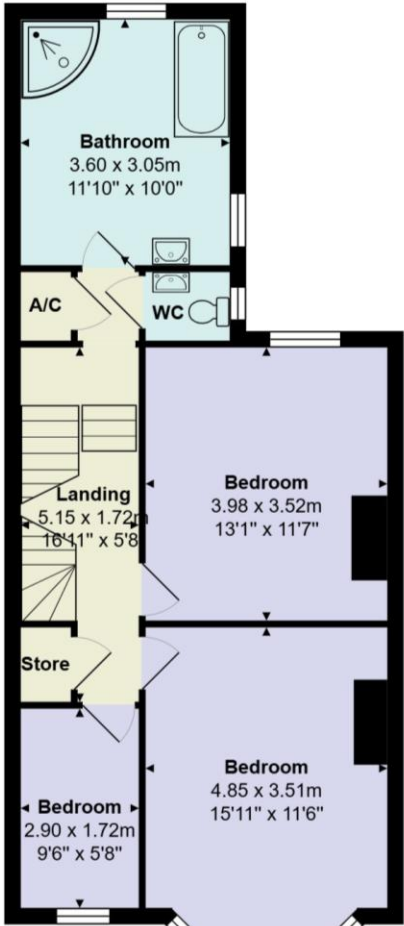


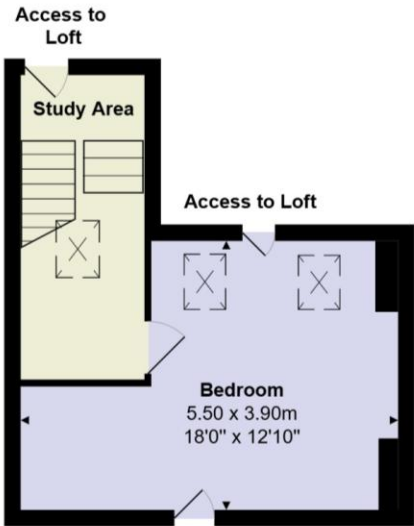
Property Location  
Westbourne



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Area: 150.2 m² ... 1616 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.



R L Stevenson Avenue, Westbourne

Guide Price £630,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>







MARTIN&CO

Victorian 4 Bedroom House

Two Parking Spaces

Two Reception Rooms

Two Bathrooms

Highly Sought After Location

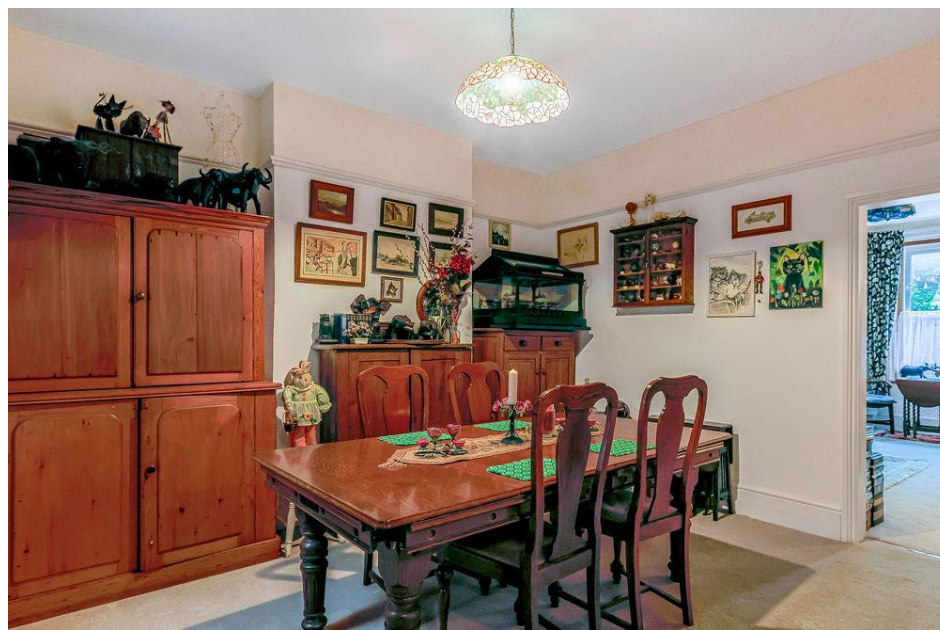
Perfect Family Home

Close High Street

1600sq Feet Of Living Space

Large Walk In Loft

Working Fireplace



## Why you'll like it

Set on the highly desirable R L Stevenson Avenue in the heart of Westbourne, this beautifully presented Victorian four bedroom Townhouse C1880 home offers a rare opportunity to secure a property in one of Bournemouth's most sought-after residential locations. Loved and enjoyed by the current owner for over 30 years, the property carries a warmth and charm that can only come from a long-standing and carefully maintained family home.

From the moment you arrive, the welcoming frontage and private driveway with space for TWO cars, sets the tone for what is an inviting and elegant residence. Inside, the accommodation unfolds with impressive versatility. Two spacious reception rooms provide wonderful areas for both formal entertaining and relaxed family living, enhanced by character features and excellent natural light throughout. The kitchen flows neatly from the living spaces and complements the home's traditional feel with a warm, practical layout. The rear of the house leads out to a private garden with access to Seamoor Road.

Upstairs, four well-proportioned bedrooms offer comfortable and flexible accommodation, ideal for families or those needing additional guest or work space. The property further benefits from two bathrooms and large walk in loft thoughtfully arranged to support busy household life.

Homes of this calibre in Westbourne are exceptionally rare. The area is renowned for its vibrant village atmosphere, boasting a superb selection of boutique shops, cafés and restaurants, all within easy reach. Residents also enjoy close proximity to Bournemouth's award-winning beaches, picturesque woodland walks and excellent transport links, making this an enviable location for those seeking both convenience and coastal living.

Combining character, history and a prime Westbourne position, this much-loved home represents a special opportunity to acquire a property that seldom comes to market.

Agents Notes-  
Tenure: Freehold  
Council Tax: D  
EPC - D  
Parking: Driveway  
Heating: Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

