

## Property Location Bournemouth / Westbourne



**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.

## Branksome Wood Road

Asking Price Of £475,000

- Chain Free
- Over 1400sq Feet
- Garage
- Driveway
- Great Family Home
- Sought After Development
- Fantastic Communal Grounds
- Walking Distance To Westbourne And Bournemouth



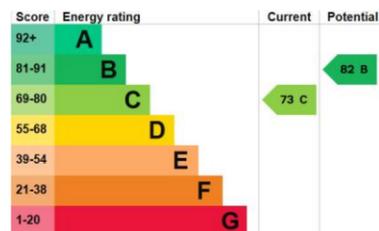
### Why you'll like it

**\*\*CHAIN FREE\*\*** This stylish four-bedroom, three-bathroom townhouse offers a modern, versatile layout across three floors, ideal for family living or those seeking a spacious, low-maintenance home. Light floods through the property, enhancing the contemporary interiors and creating a welcoming ambience throughout.

The ground floor features a versatile bedroom suite with ensuite shower room and direct access to a private sun terrace, perfect for morning coffee or relaxing in the afternoon sun. The first floor is home to a bright, open-plan kitchen and dining/living area, with French doors opening onto a Juliet balcony overlooking the beautifully maintained communal gardens. Upstairs, the principal bedroom enjoys an ensuite, with two further bedrooms and a modern family bathroom completing the accommodation.

Outside, the property benefits from an integral garage, driveway parking, and additional visitor spaces, along with access to the peaceful communal gardens. Situated just a short stroll from Westbourne Village, the property enjoys easy access to boutiques, cafes, and restaurants, while Bournemouth's beach and town centre are within convenient reach.

Offered chain-free, this home presents a rare opportunity to secure a contemporary townhouse in one of BH4's most sought-after locations, combining comfort, style, and convenience.



Agents Notes -  
 Tenure: Freehold  
 Service Charge: Maintenance charge due quarterly in advance - 1st July 2025 £304.50.  
 Parking: Driveway and garage  
 Council Tax: Band E  
 EPC - C

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

