



HAMPTON MEWS, POOLE ROAD, BOURNEMOUTH, BH4

£500,000 FREEHOLD

An immaculately presented three bedroom mews style cottage set within a gated development which is just a short level walk to both Westbourne & Bournemouth whilst also being very close to the beach. The house benefits from bright modern accommodation throughout with a south facing rear garden and two off road parking spaces.

Mews style cottage | Three bedrooms | Large lounge | Modern kitchen | Dining area | South facing rear garden | Two off road parking spaces

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



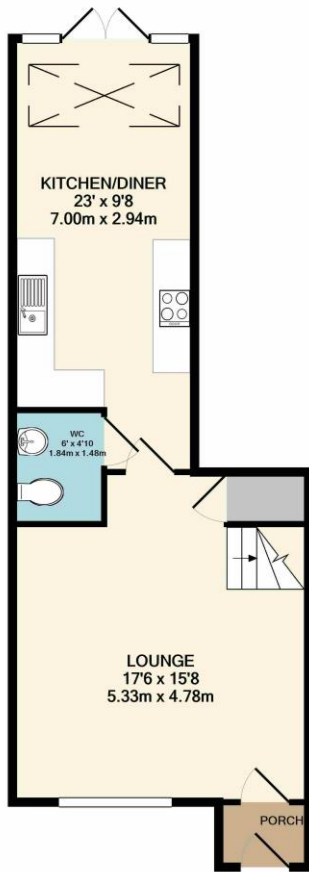
DESCRIPTION

Hampton Mews is a gated development of four privately owned mews cottages set behind gates, where there are two allocated parking spaces for this property.

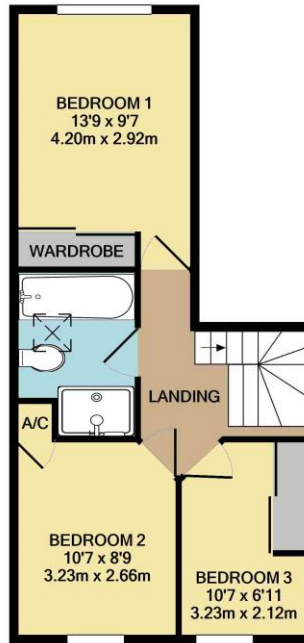
Downstairs there is a good size lounge with a window to front aspect, a contemporary kitchen which is fitted with a range of base and eye level work units with integrated appliances, and a particular feature of the house is the dining area which is set into a lean to conservatory overlooking the south facing garden. There is also a WC and a understairs store cupboard downstairs.

Upstairs there are two double bedrooms with the added benefit of fitted wardrobes with a matching fitted dressing table to the master bedroom. The third bedroom is arranged as a study with more fitted wardrobes.

The sunny south facing rear garden is very low maintenance with a paved area for outside dining, artificial grass lawn and a raised area which accommodates a sizable shed. A rear gate leads to a side passage for bins etc.



GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Mews style cottage
- Three bedrooms
- Large lounge
- Modern kitchen
- Dining area
- South facing rear garden
- Two off road parking spaces