



21 SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

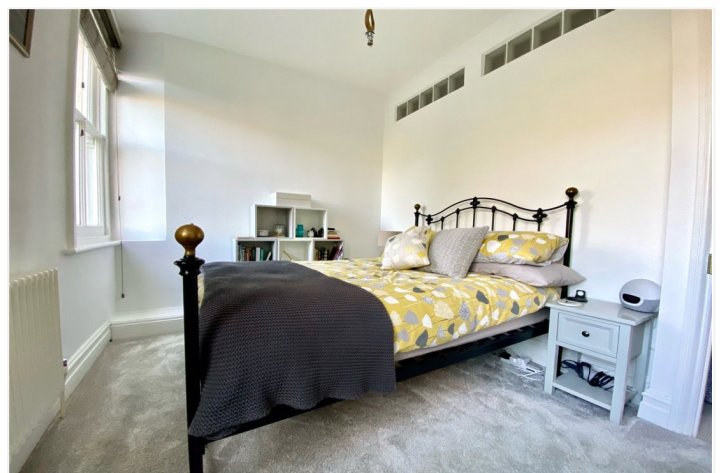
£270,000 SHARE OF FREEHOLD

A truly unique two bedroom maisonette with a stunning private garden which backs directly onto the Bournemouth gardens which run all the way from Coy Pond to the beach. The property has retained many character features whilst offering bright modern living throughout.

Two bedroom maisonette | Large lounge diner | Kitchen breakfast room |
Great storage | Large private garden | Private entrance | Allocated
parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.



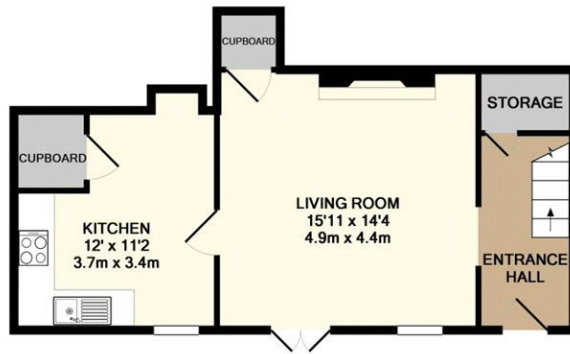
DESCRIPTION

The property is situated on the popular Surrey Road and is set within a character development of just four homes. As you approach the well maintained building there is a tarmac driveway where an allocated parking space is conveyed with the property. There is also a secure communal bike store.

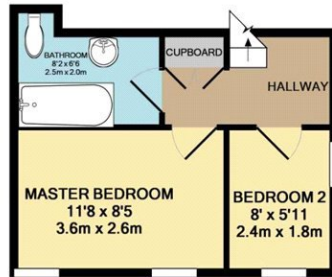
The maisonette is found at the quiet rear aspect of the building and is accessed via a private entrance that leads into the hallway which houses a large store cupboard. The lounge is a particular feature of the property, enjoying views over the private garden through a large window and double French doors. There is also a fitted store cupboard and a beautiful fireplace which accommodates a working log burner. From the lounge a door leads into the kitchen which also enjoys rear garden views and is fitted with a range of base and eye level work units and a very large fitted utility cupboard which has space and plumbing for domestic appliances.

A flight of stairs from the entrance hall leads to the first floor which again benefits from a further fitted store cupboard. The master bedroom is a good size room enjoying tree views across the Bournemouth gardens. There is also a small second bedroom which is currently arranged as a home office.

The large rear garden, which backs directly onto the Bournemouth gardens, is quite unique. Predominantly laid to lawn with well-established trees and shrubs, a paved area for outside dining and a high degree of privacy.



GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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:

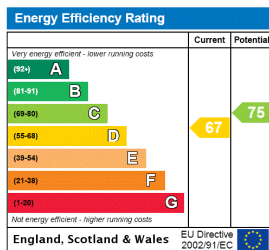
TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: £1,200

AT A GLANCE

- Two bedroom maisonette
- Large lounge diner
- Kitchen breakfast room
- Great storage
- Large private garden
- Private entrance
- Allocated parking



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