



SURREY GLADE, SURREY ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4

£425,000 FREEHOLD

A bright and immaculately presented three bedroom town house set in an enviable position adjacent to the Bournemouth Gardens and just a short walk away to the popular shops bars and restaurants at Westbourne. The property offers modern contemporary accommodation throughout with a car port and two outside areas.

Town House | Three bedrooms | Two contemporary bathrooms | Modern kitchen | Large lounge with balcony | Rear terrace | Car port | Central location

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

Surrey Glade is a small development of 10 town houses set adjacent to the Bournemouth gardens and within a short walk to Westbourne.

Set over four floors with the ground floor comprising of the car port which has an exterior power point, a utility room with plumbing for a washing machine, a storage room and a WC.

On the first floor there is a good size lounge diner with sliding patio doors leading out onto the balcony and a modern kitchen which is fitted with a range of base and eye level work units with integrated appliances. There is access to the rear terrace which is timber decked with raised flower beds.

There are two bedrooms on the second floor with the added benefit of fitted wardrobes and a Juliette balcony to the second bedroom. There is a contemporary shower room on the second floor with WC, wash hand basin and large cubicle shower.

The third floor is exclusively occupied by the master suite; a large and bright room enjoying tree views from a Juliette balcony, fitted wardrobes and an en suite comprising of cubicle shower, WC, wash hand basin and a bath.



TOTAL FLOOR AREA: 1277 sq. ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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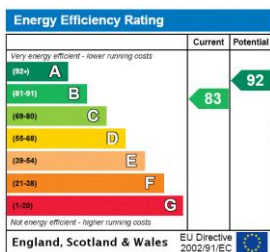
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £400 per annum



AT A GLANCE

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