



## Wharfdale Road, BH4

£499,950 *Freehold*



An exceptionally well presented, two bedroom detached bungalow which is situated in a quiet position close to local amenities, good transport links and the beach. Finished to a high standard and offered with no forward chain.

### KEY FEATURES

- Two double bedrooms
- modern shower room
- Contemporary Neptune kitchen
- Parking for 2/3 cars
- Incredibly well presented throughout
- Sunny front terrace
- Spacious rear garden



**Westbourne**

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## DESCRIPTION

Nestled in the heart of sought-after Westbourne, this impeccably presented two-bedroom bungalow offers the perfect blend of contemporary style and coastal living. Boasting 813 square feet of thoughtfully designed space, this home exemplifies comfort and quality from the moment you step inside.

Inside, the bungalow features a spacious dual aspect lounge that floods with natural light and opens directly onto a sunny front terrace—an ideal spot to unwind or entertain. The heart of the home is the exquisite Neptune kitchen, fitted with sleek units that come with a lifetime guarantee, providing both style and peace of mind to keen cooks and entertainers alike. Both bedrooms are generous doubles, while the modern shower room is finished to a high standard for added luxury.

Step outside to discover equally impressive outdoor spaces. At the front, an inviting terrace catches the sun, while to the rear, a spacious garden offers ample room for relaxation or al fresco dining. For those considering future expansion, there are already provisions in place for a loft conversion, subject to planning permission. Parking is exceptional, with a private driveway and car port with space for two to three vehicles—perfect for visiting friends and family.





LOCATION

Westbourne and Bournemouth, nestled along Dorset’s stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It’s known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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