



Guest Avenue, BH12

£575,000 *Freehold*



An exceptional four bedroom detached family home set in the heart of Branksome. Offering, bright spacious accommodation throughout with high specification kitchen, bathrooms and fittings.

KEY FEATURES

- Detached house
- Four bedrooms
- Two reception rooms
- Bespoke Kitchen
- Two contemporary bathrooms & wc
- Balcony to master bedroom
- Superb storage



Westbourne

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DESCRIPTION

Set within the highly sought-after area of Branksome, this exceptional detached family home offers an enviable blend of contemporary style, space, and comfort—perfect for modern family living. Presented in excellent condition throughout, this residence is sure to impress from the very first viewing.

Step through the front door and discover a welcoming hallway that leads to two generous reception rooms, ideal for both relaxed family evenings and stylish entertaining. The heart of the home is its bespoke kitchen, thoughtfully designed with quality finishes and ample workspace, making it a pleasure to cook and dine in.

The property boasts four double bedrooms, providing plenty of space for growing families or visiting guests. The spacious master bedroom is a true retreat, complete with a private balcony—perfect for that

morning coffee or unwinding at the end of the day. Both bathrooms are beautifully styled with contemporary fittings, ensuring a touch of luxury for everyone.

Storage will never be a concern, with superb built-in solutions throughout the home. Outside, the landscaped rear garden is a peaceful oasis, ideal for alfresco dining or letting children play safely. The expansive driveway offers plenty of off-road parking, catering to the busiest of households.

Located moments from vibrant Westbourne and set within easy reach of good transport links, daily commuting and weekend outings are effortless. A wealth of local amenities including shops, cafés, and schools make this an exceptionally convenient place to live.





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: C

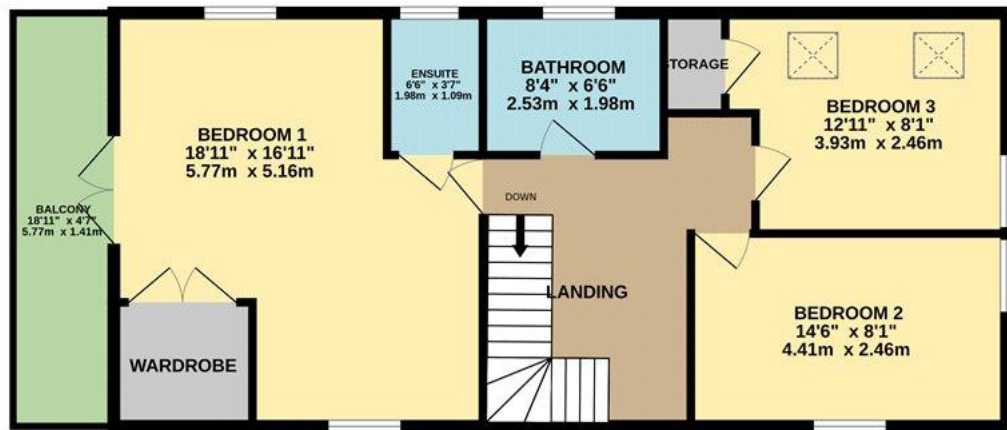
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 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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