



## STAUNTON HOUSE, EXETER PARK ROAD, BOURNEMOUTH, DORSET, BH2

### **£475,000 SHARE OF FREEHOLD**

An impressive and incredibly spacious three double bedroom ground floor character converted apartment backing directly onto and overlooking Bournemouth Gardens. The property is situated just minutes walk from the award-winning sandy beaches at Bournemouth Pier and the excellent range of leisure and shopping facilities in Bournemouth town centre. With its own private entrance, fantastic views over the gardens and extremely versatile accommodation, viewing is highly recommended.

Three double bedroom | Incredibly spacious lounge diner | Ground floor |  
Overlooks Bournemouth Gardens | Private entrance | Sun room |  
Beautiful communal grounds | Garage & parking | Minutes Walk to  
Bournemouth beach and town centre

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



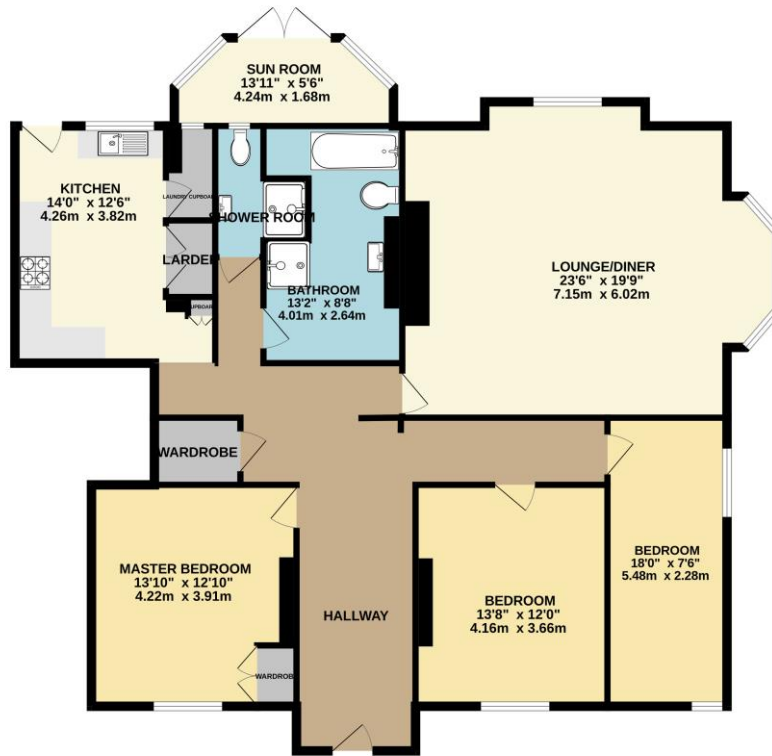
## DESCRIPTION

The apartment is accessed through an impressive private entrance which would have been the original entrance to the house which in turn leads into the spacious entrance hall way. There is also an additional private entrance which leads directly into the kitchen meaning the current entrance hallway could be utilised as additional living accommodation such as study if desired. The large lounge diner enjoys a double aspect and enjoys views over the communal grounds and Bournemouth Gardens beyond through a large bay window. The lounge has plenty of space to accommodate a large dining table and chairs as well as sofa suites as required and has an impressive fireplace as a focal point to the room. The kitchen is fitted in a modern style with a range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a built in stainless steel double oven with hob and cooker hood over, additional integrated appliances, a walk in larder, a side aspect window enjoying a pleasant outlook and a door leading out into the gardens.

All three of the bedrooms are large double rooms. Each of the bedrooms enjoy different views over the beautifully maintained communal grounds or Bournemouth Gardens. The main bathroom is spacious and has been fully upgraded with new toilet, bathtub, twin vanities and sink, tub and shower fixtures. Both floor and wall have been retiled and painted in the Victorian style. The second bathroom includes a toilet, shower and single vanity, new fixtures and has also been retiled and painted again. Both bathrooms enjoy a side aspect window. There is also a spacious sun room which opens out via double doors onto the communal grounds.

The walls and flooring have been fully refinished and redone to a high quality and spec with oak wood flooring and fully repainted and redecorated. The electrics in the flat have also been upgraded with a new fuse box, and new light switches and wall sockets throughout. All window coverings have been newly upgraded. Staunton house is situated in a quiet crescent in the heart of Bournemouth town centre and is just minute's walk from the award-winning sandy beaches, Bournemouth pier and the excellent range of shops, bars, restaurants and leisure facilities including the BH2 complex. This is a truly unique apartment and viewing is highly recommended

GROUND FLOOR  
1579 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 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: D**

**TENURE:** Share of Freehold 959 year lease

**LOCAL AUTHORITY: BCP**

**SERVICE CHARGE:** £4000 per annum

## AT A GLANCE

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