



**CHRISTCHURCH ROAD, BOURNEMOUTH, BH1**

**£750,000 FREEHOLD**

A beautifully presented four bedroom detached character house set in a quiet private position close to local amenities and the beach. Arranged with modern accommodation throughout whilst retaining many character features with a rear garden and good off road parking. No forward chain.

Detached character house | Four bedrooms | Two reception rooms |  
Stunning kitchen | Two modern bathrooms | Superb amount of parking |  
Low maintenance rear garden

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 property is approached via a long gravel driveway. To the front of the house is parking for several vehicles.

As you enter the house there is a large entrance hallway which has retained many of the original character details. A particular feature of the property is the contemporary kitchen and living room. Enjoying front and rear dual aspect views with bifold doors which open out onto the private garden. The kitchen is fitted with a range of base & eye level work units with a large kitchen island and space for freestanding domestic appliances. The living area is bright with plenty of room for entertaining.

There is also a separate dining room which has ample room for a large table and a bay window overlooking the private garden. The utility room provides a superb amount of storage and there is space and plumbing for washing machine and tumble dryer. Also on the ground floor is bedroom two which could be utilised as a further reception room if preferred.

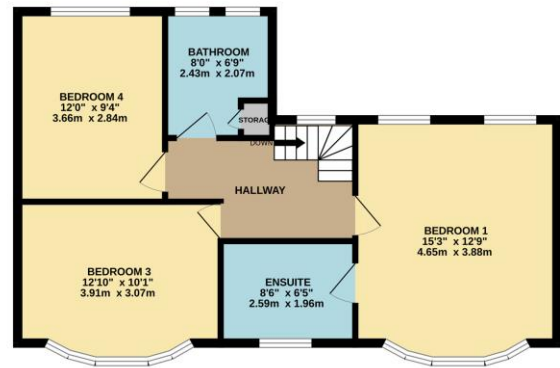
Upstairs comprises of three good size double bedrooms and a modern, high specification family bathroom. The master bedroom has the benefit of a contemporary ensuite bathroom in the same high specification finish.

The garden is very low maintenance with an artificial lawn and surround of established trees.

GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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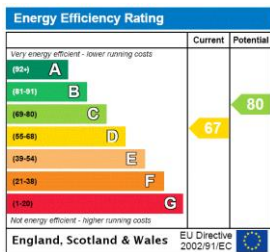
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

## AT A GLANCE

- Detached character house
- Four bedrooms
- Two reception rooms
- Stunning kitchen
- Two modern bathrooms
- Superb amount of parking
- Low maintenance rear garden

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP



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