



CHRISTCHURCH ROAD, BOURNEMOUTH, BH1

OIEO £1,000,000 FREEHOLD

Offered for sale are two beautiful character houses set on the same large plot (held under one title) in an enviable position just a short walk away from the beach whilst also being close to the town centre and good transport links. Comprising of a character art deco four bedroom detached house and a quaint and versatile two bedroom coach house. Currently used as a holiday rental with a superb return on investment.

Two character houses set on the same plot | One detached four bedroom house | One coach house with two bedrooms | Private gardens to each house | Very large private driveway | Excellent investment opportunity / home and income

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

Offered for sale are two beautiful character houses set on the same large plot (held under one title) in an enviable position just a short walk away from the beach whilst also being close to the town centre and good transport links.

Approached via a long private drive which leads to a large gravel frontage with superb amounts of parking which is shared between the two houses.

The larger of the two houses retains many of the original character art deco features and stain glass windows. Comprising of four good size bedrooms, two generous reception rooms alongside a stunning bespoke contemporary kitchen and a utility room. There are two modern bathrooms (en suite to the master bedroom) with a separate WC on the ground floor. To the rear is a low maintenance garden with established trees and flower borders.

The coach house is set over two floors and has an abundance of character with open plan living on the ground floor and a versatile entrance hall which is cleverly utilised as third bedroom. Upstairs accommodates two double bedrooms which are serviced by a modern shower room.

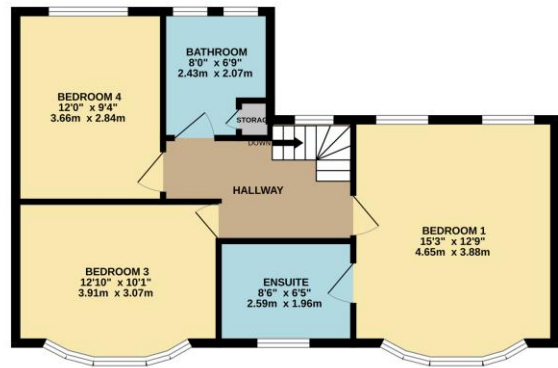
To the front of the coach house is a fenced area utilised as another low maintenance garden space.

Details of the investment income available upon request.

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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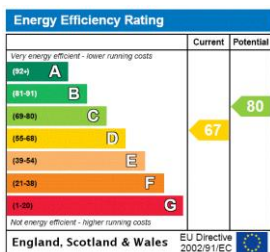
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- One detached four bedroom house
- One coach house with two bedrooms
- Private gardens to each house
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