

Egerton Road, Dorset, BH8

6 3 2

£550,000 *Freehold*

Nestled in the desirable cul de sac in Queens Park, this exceptionally spacious detached house offers an outstanding opportunity for buyers searching for versatile accommodation and the perfect family home.

KEY FEATURES

- Detached House
- Currently operated as an HMO with license until 2029
- Incredibly spacious throughout
- Sunny Garden
- Six Bedrooms
- Three spacious reception rooms
- Desirable area





Westbourne

01202 767633 | westbourne@winkworth.co.uk

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DESCRIPTION

Nestled in the desirable suburb of Queens Park, this exceptionally spacious detached house offers an outstanding opportunity for buyers searching for versatile accommodation and the perfect family home. Spanning an impressive 186 square metres, the property is currently operated as a licensed HMO until 2029, presenting a flexible layout to suit a variety of needs.

Inside, the home boasts an abundance of natural light and generous proportions throughout. With six well-sized bedrooms, three spacious reception rooms, and two contemporary bathrooms, there is ample space for both family life and entertaining. The interiors are bright and airy, presenting a blank canvas for anyone keen to modernise and put their own stamp on the property.

The sunny rear garden provides the ideal outdoor retreat for relaxation or social gatherings. To the front, a private driveway comfortably accommodates up to three vehicles, ensuring ample off-street parking.

Whether your looking to purchase an investment or residential home this property has to be viewed to be truly appreciated.







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

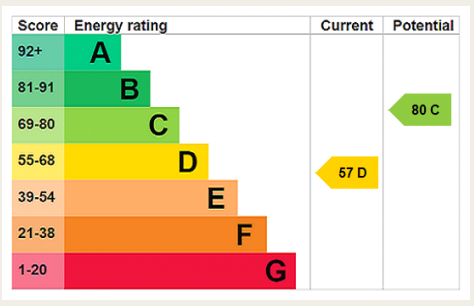
MATERIAL INFO

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

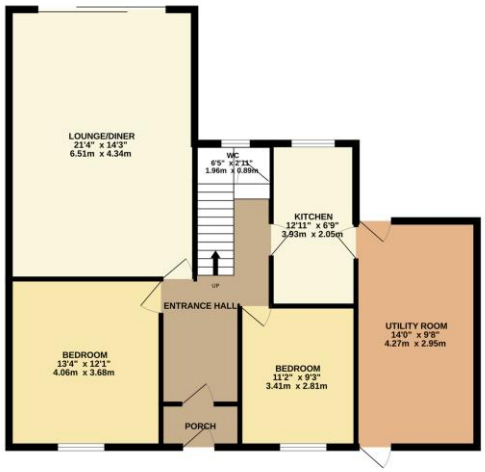
For more information, scan the QR code or visit the link below

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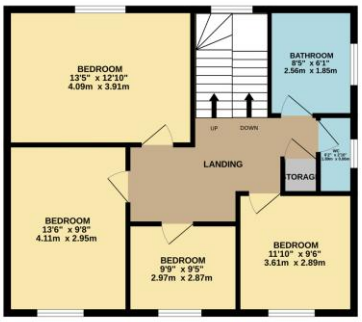
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 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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