



CARLTON HOUSE, CAVENDISH PLACE, BOURNEMOUTH, DORSET, BH1

£279,950 LEASEHOLD

A stunning and very spacious two bedroom apartment set within a character conversion in the heart of Dean Park. Beautifully presented throughout with well proportioned rooms benefiting from modern accommodation whilst retaining the original features of the property.

Character conversion | First floor | Two generous double bedrooms | Two contemporary bathrooms | Spacious lounge diner | Modern fitted kitchen
| Allocated parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

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 postcode on www.checker.ofcom.org.uk



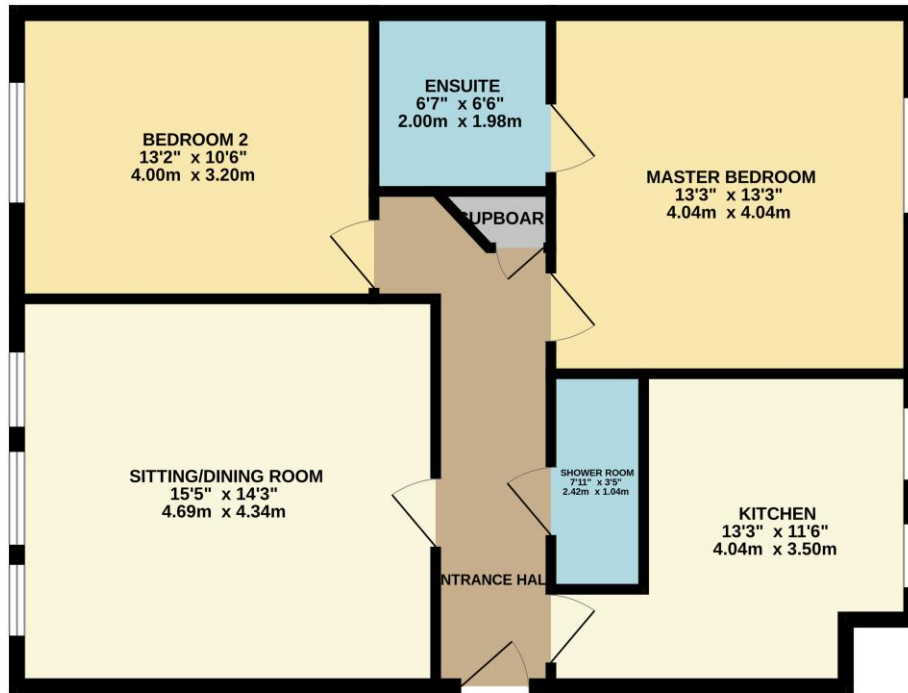
DESCRIPTION

This first floor flat in Dean Park, Bournemouth offers a charming character conversion with modern amenities. Boasting two generous double bedrooms, two contemporary bathrooms, a spacious lounge diner which is a particular feature of the property, and a modern fitted separate kitchen.

Located in the heart of Dean Park, the property is close to local amenities and excellent transport links, making it very well situated. The allocated parking space adds convenience for residents and a new efficient boiler was fitted in 2023.

This property is in excellent condition and is ideal for those looking for a comfortable and stylish home near to Bournemouth.

1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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: Leasehold 129 Years remaining

LOCAL AUTHORITY: BCP

AT A GLANCE

- Character conversion
- First floor
- Two generous double bedrooms
- Two contemporary bathrooms
- Spacious lounge diner
- Modern fitted kitchen
- Allocated parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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