



## THE GROVE, BOURNEMOUTH, DORSET, BH9

**£500,000 FREEHOLD**

An exceptionally well presented three bedroom detached house situated in a quiet road. Set close to local amenities, good schools and excellent transport links. The property is in superb order throughout with modern spacious accommodation, a sunny garden and off road parking.

Detached family home | Three bedrooms | Two reception rooms |  
Modern bathroom | Contemporary kitchen | Sunny rear garden | Large  
driveway

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.

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.



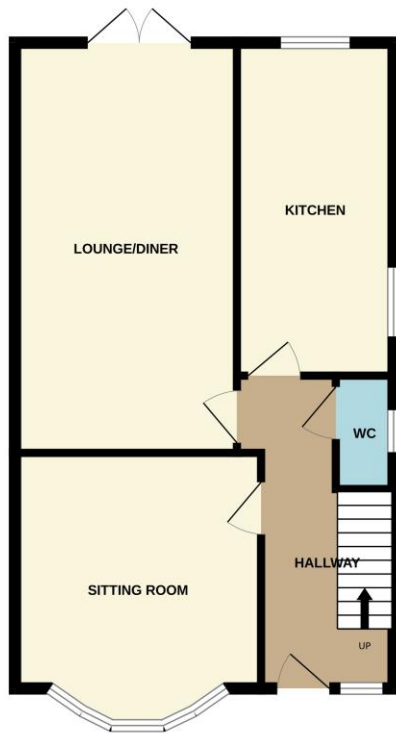
## DESCRIPTION

Introducing this charming, detached family home in a sought-after location in Bournemouth. Featuring three bedrooms, two reception rooms, a modern bathroom, and a contemporary kitchen, this property offers ample space.

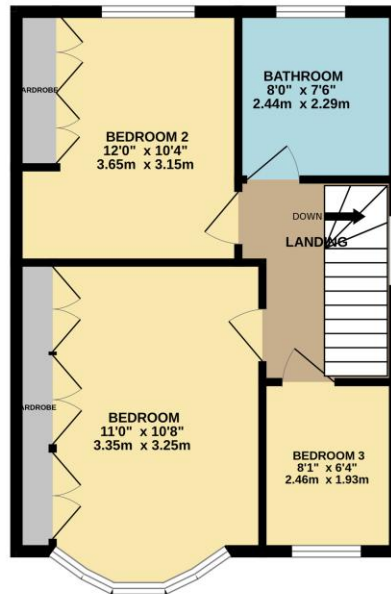
The sunny rear garden is part paved and part grass and is perfect for outdoor dining, while the large driveway provides convenient parking. Situated close to local amenities and with good transport links, this home offers easy access to Bournemouth town centre.

Ideal for families looking for a comfortable and well-connected living environment.

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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- Three bedrooms
- Two reception rooms
- Modern bathroom
- Contemporary kitchen
- Sunny rear garden
- Large driveway

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