



**CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1**

**£750,000 FREEHOLD**

A truly exceptional family home situated in a superb position just a short walk away from the beach, close to local amenities and good transport links. From the outside the house presents brilliantly as a gated character residence whilst the inside offers a bright contemporary feel set over three floors with a good size rear garden.

Family home set over three floors | Four bedrooms | Three reception rooms | Three contemporary bathrooms | Modern kitchen with utility room | Large south facing rear garden | Garage & large gated driveway

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne, Southbourne and Christchurch are all 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

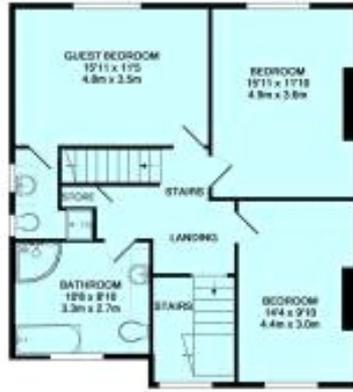
The house is approached via a long gated driveway with parking for a number of cars and a garage to the side. The front door then leads into the entrance hall which has doors to principal rooms. The ground floor benefits from a bright open plan kitchen diner and sitting room with hard flooring throughout and bi-fold doors across the back of the house overlooking the rear garden. The kitchen is fitted with a range of base and eye level work units with integrated appliances and a separate utility room. There is also a study to front aspect which could be used as a fifth bedroom if required.

A flight of stairs lead to the first floor where there are three good size double bedrooms serviced by a large family bathroom with suite comprising of a Wc & wash hand basin inset into a vanity unit, bath and cubicle shower. A further flight of stairs leads to the second floor where the master suite is situated, this is a particular feature of the property being especially bright with six electrically controlled Velux windows, a walk in wardrobe and large contemporary ensuite bathroom.

The rear garden enjoys a South aspect and is predominantly laid to lawn with some mature trees to the fence line offering a high degree of privacy.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1165 SQ FT  
(108.2 SQ M)



FIRST FLOOR  
APPROX. FLOOR  
AREA 515 SQ FT  
(47.7 SQ M)



SECOND FLOOR  
APPROX. FLOOR  
AREA 207 SQ FT  
(19.2 SQ M)

TOTAL APPROX. FLOOR AREA 1887 SQ FT (175.1 SQ M)

NOTE: THESE FIGURES HAVE BEEN OBTAINED BY VISUAL MEASUREMENT AND SHOULD BE TAKEN AS APPROXIMATE. THE FIGURES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATION. THE FIGURES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATION. THE FIGURES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATION.

*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:** F

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP Council

### AT A GLANCE

- Family home set over three floors
- Four bedrooms
- Three reception rooms
- Three contemporary bathrooms
- Modern kitchen with utility room
- Large south facing rear garden
- Garage & large gated driveway

