

Property Location Westbourne, Bournemouth

The location is exceptional, with Westbourne village centre just a short stroll away, offering independent boutiques, cafés, restaurants, pubs, supermarkets, a medical centre and a wide range of everyday amenities. Bournemouth's award-winning beaches and coastline are also close by, together with attractive coastal walks and excellent transport links.



Total Area: 150.2 m² ... 1616 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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R L Stevenson Avenue, Bournemouth

Asking Price Of £575,000



Key features:

- Victorian Terrace House
- Period Features
- Perfect Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Useful Walk-In Loft
- Rear Courtyard Garden
- Two Parking Spaces
- Sought After Location
- Gas Central Heating
- Close to the High Street
- 1,600 sqft of Living Space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



Occupying one of Westbourne's most desirable residential roads, just moments from the heart of the village, this beautiful three-storey Victorian townhouse, dating from circa 1880, represents a rare opportunity to acquire a substantial four-bedroom period home. Many neighbouring Victorian properties have since been converted into apartments, making this one of the few original townhouses remaining as a single residence and a wonderful piece of Westbourne's architectural heritage. Cherished by the same family for over 30 years, the property retains a wealth of original character, including Victorian panelled doors, wood panelling, picture rails and numerous period features. The accommodation is complemented by modern comforts including double glazing and gas-fired central heating, creating a home that successfully combines period charm with the practicalities of modern living. The ground floor offers two generous reception rooms, with the principal lounge featuring a working fireplace and excellent natural light. The kitchen connects naturally with the living accommodation, while a ground-floor bathroom and separate utility room add everyday practicality. To the rear, a peaceful courtyard garden with direct access onto Seamoor Road provides a private outdoor retreat, ideal for relaxing, entertaining or family BBQs. The two upper floors provide four well-proportioned bedrooms, a second large bathroom, study area, airing cupboard, storage cupboard and a useful walk-in loft, offering excellent flexibility for family living, guests and working from home. A further major advantage is the private driveway providing parking for two cars, a particularly valuable feature in Westbourne where private parking is highly sought after. Homes of this size, character and position on R L Stevenson Avenue rarely come to market. Combining genuine Victorian heritage, generous

accommodation, private parking, a courtyard garden and an outstanding village location, this is a rare opportunity to acquire a distinctive period townhouse with the space, flexibility and comfort to suit modern family life.

Agent's Notes:

Tenure: Freehold

Council Tax: D | EPC: D

Parking: Private Driveway

Heating: Gas Central Heating

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

