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## West Road, Bournemouth, BH5 2AN

**£540,000 – Freehold**

**Five Bedroom Character Detached House | Porch | Hallway | Lounge | Dining Room | Bedroom 5/Study | Kitchen | Ds Wc  
Landing | Four Bedrooms | Modern Bathroom | Rear Garden**

A deceptively spacious 4/5-bedroom detached character house situated in a highly convenient location near to schools and the bustling shopping parade at Southbourne Grove, which offers a cosmopolitan array of local shops, bars, and restaurants. The property is also just a short half-mile from the cliff top and beaches and is well-served by public transport with bus routes and a mainline railway station close by.

Built in the late 1800s, the house is full of period features with stripped floorboards throughout. Notable benefits include double glazing, gas central heating, a 17 ft reception room, a separate dining room, a ground floor fifth bedroom (or third reception room), a 10 ft kitchen, four first-floor double bedrooms, a modern bathroom, and a rear walled secure garden. Viewing is highly recommended to fully appreciate the spacious accommodation on offer.

Access is via a wrought iron gate via a paved pathway to the porch, useful for coats, shoes and beach accessories. The spacious entrance hallway accommodates a staircase leading to the first floor, as well as a useful under-stairs WC, with a storage cupboard incorporating the electric fuse box. The impressive lounge measures 17 ft x 15 ft and features the original fireplace and double-aspect windows. The separate dining room features an original fireplace, patio doors onto the garden and a large larder cupboard incorporating the gas boiler. The kitchen at the rear of the property is fitted with a range of wall and base units, has space for appliances, and includes a dual aspect window and door that open to the garden. There is also a further reception room currently in use as a fifth bedroom, which features an original fireplace and a window overlooking the rear.

Upstairs, the generous landing grants access to four good-sized bedrooms and a modern family bathroom equipped with a four-piece suite that includes a shower cubicle, a bath, a WC, and a basin, all with stylish modern tiling. The landing also grants access to a large loft space.

The front garden is laid to gravel with shrub borders and provides access to the rear of the property via a side lean-to/storage area. The rear garden features a secure walled enclosure showcasing a well-defined patio and a vibrant lawn with shaped and stocked shrub borders.

Tenure Freehold  
Council Tax Banding: C  
EPC Rating: 54 | E

