



6 Grosvenor Road

Westbourne, Bournemouth, Dorset, BH4 8BL



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vimeo



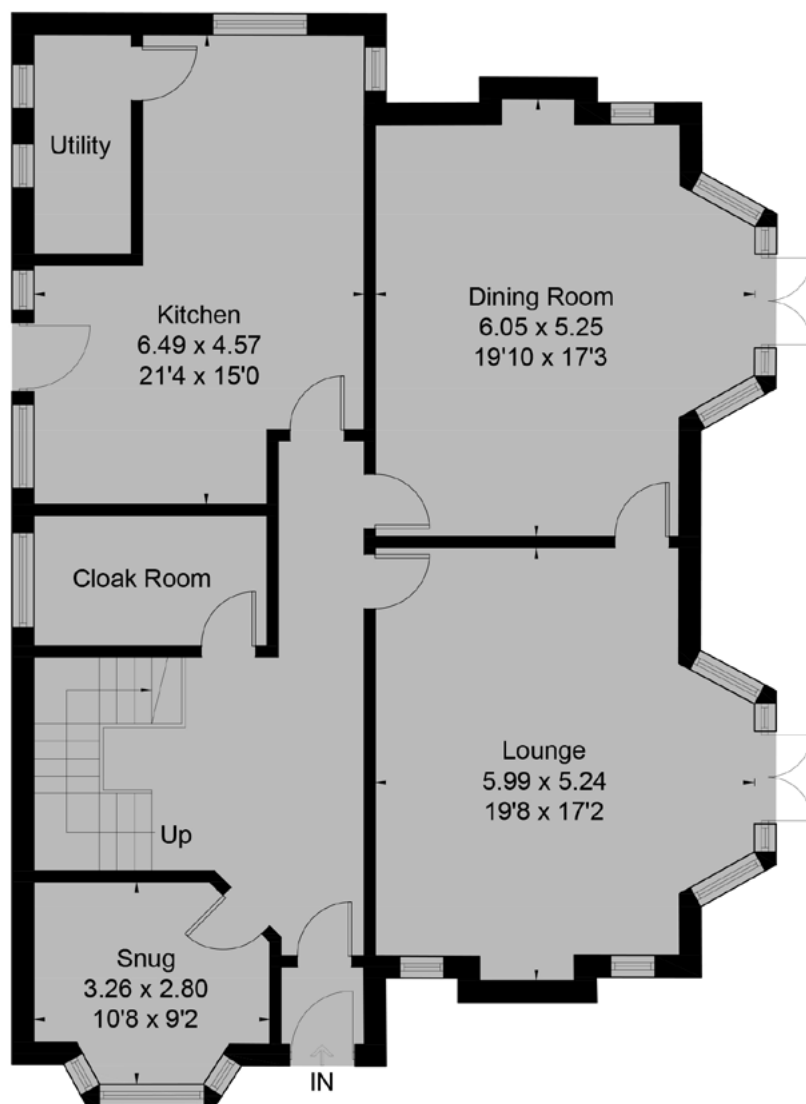




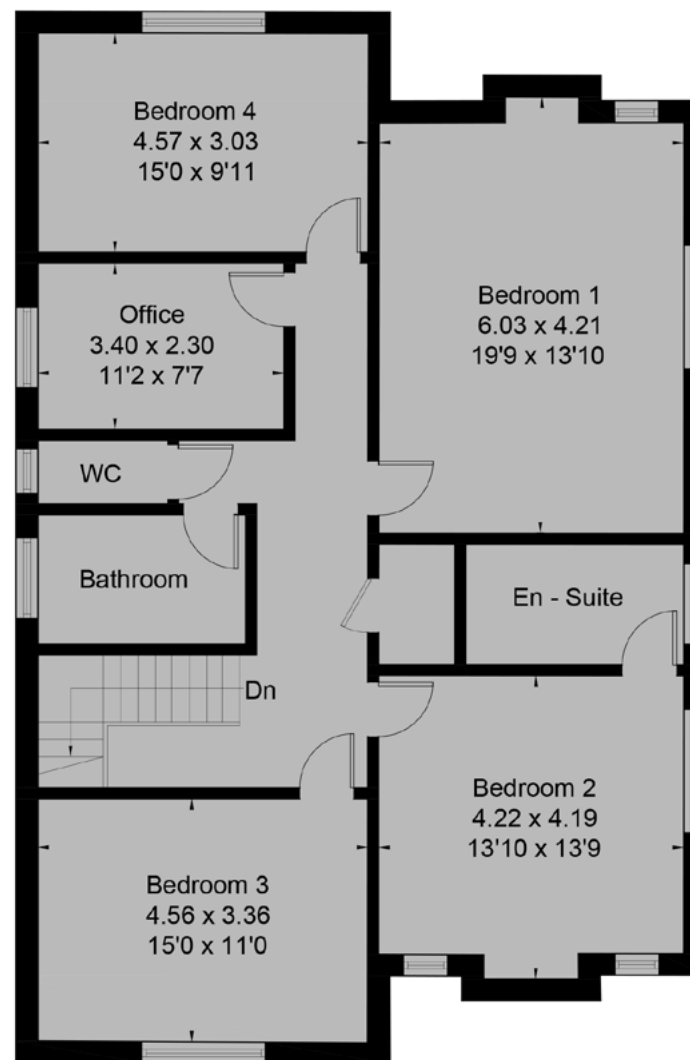


6 GROSVENOR ROAD BOURNEMOUTH, BH4 8BL

Approximate Floor Area = 235.0 sq m / 2529 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #81614

Summary

This property is in a brilliant location. Grosvenor Road is a short walk from Westbourne which offers a wide variety of boutique coffee shops and popular eateries, the beach at Alum Chine is also close by and can be reached by way of a picturesque walk through Alum Chine.

The existing home sits on large private plot and comprises five bedrooms, two bathrooms, two large reception rooms and a separate kitchen. There is also a detached garage. The property has been stripped throughout and is in need of complete refurbishment. There is the possibility of completely re-developing the existing property subject of course to the necessary consents. Obviously anybody seeking to redevelop the property must take advice as to its suitability and the permissions required. This opportunity does not sit within the local conservation area, is offered with no forward chain and is available to view now.

- Rare opportunity
 - Large detached house with garage
 - Five bedrooms, two bathrooms
 - Two large reception rooms
 - Off road parking for multiple vehicles
- In need of complete refurbishment
 - 0.3 miles to Westbourne
 - Large private plot with lots of potential
 - Local and national transport links nearby
 - No forward chain and available to view

Details

Guide Price:	£950,000	
Tenure:	Freehold	
Lease Length:	N/A	
Maintenance:	N/A	
Ground Rent:	N/A*	
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.	
Stamp Duty:	Main Home	£36,250**
	Additional Home	£83,750**
	** based on guide price	
Council Tax:	Band G	
	2024/2025	£3,579.59pa
EPC:		



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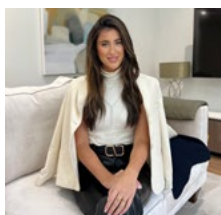
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Property Ref: 0746



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.