

Luxury+Prestige



# 6 GROSVENOR ROAD

WESTBOURNE, BOURNEMOUTH, BH4 8BL



















# TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

*vimeo*

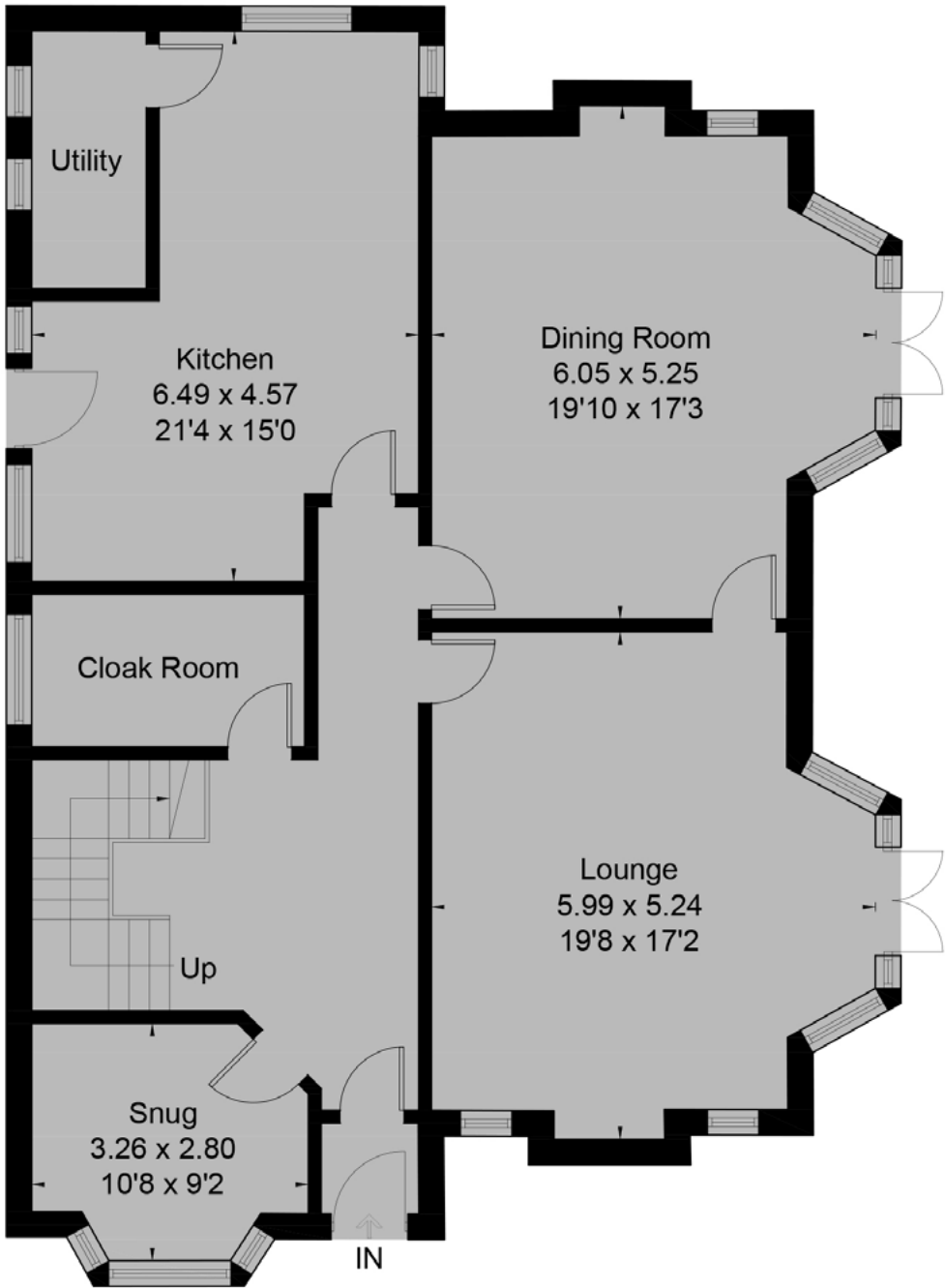
# Floorplan

6 Grosvenor Road, Westbourne,  
Bournemouth, BH4 8BL

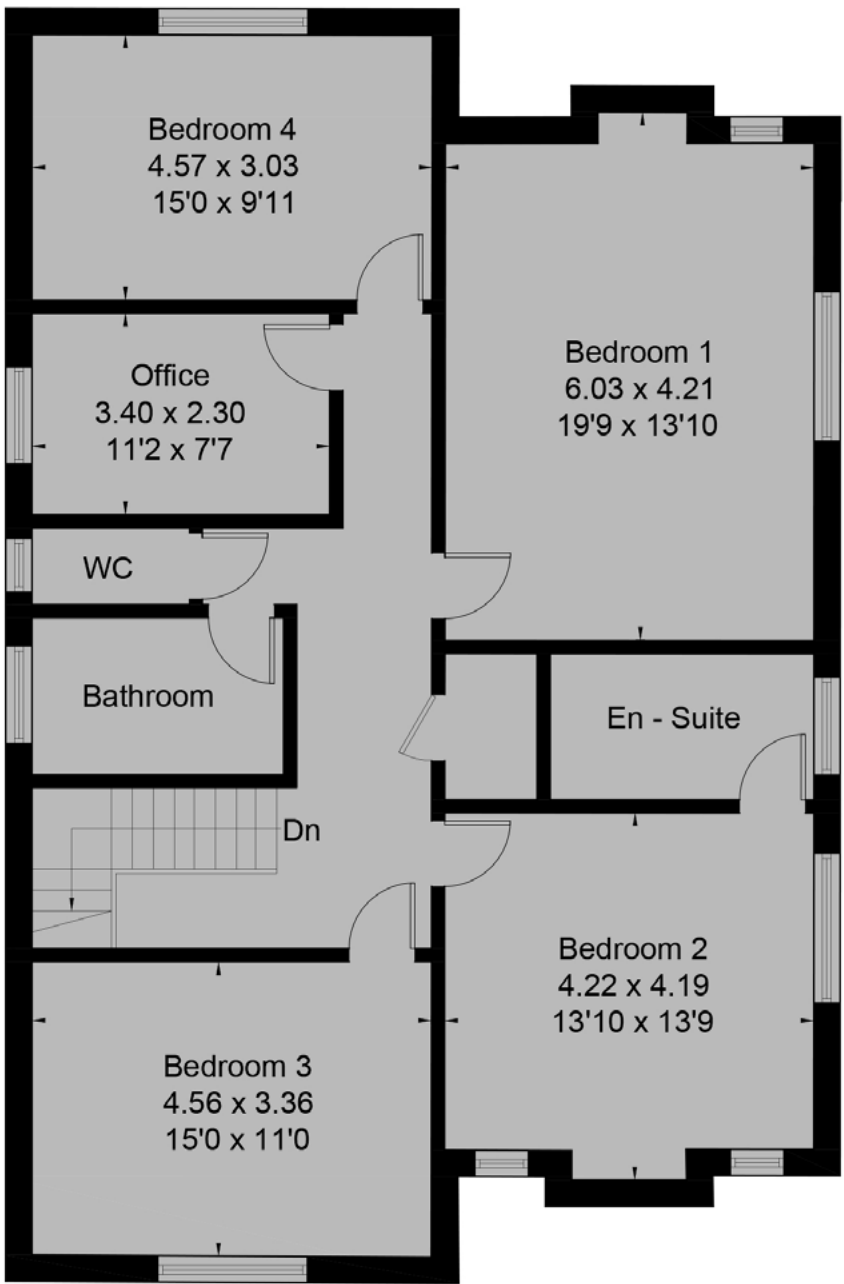
GROSS INTERNAL AREA

House: 2,529 sq. ft / 235 m²

Sizes and dimensions are approximate, actual may vary.



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.

# Details

|                  |  |
|------------------|--|
| Guide Price:     | £900,000   |
| Tenure:          | Freehold   |
| Lease Length:    | N/A  |
| Maintenance:     | N/A  |
| Ground Rent:     | N/A*<br>* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |
| Stamp Duty:      | Main Home           £32,500**<br>Additional Home   £77,500**<br>** based on guide price, correct as at 10.03.25                    |
| Local Authority: | BCP Council  |
| Council Tax:     | Band G<br>2024/2025           £3,579.59pa***<br>*** Amount shown is for a main home, please seek advice for additional home.       |
| Services:        | Mains gas, electricity, water and drainage   |



# Key features

- + Rare opportunity
- + Large detached house with garage
- + Five bedrooms, two bathrooms
- + Two large reception rooms and separate kitchen
- + 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



# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Asia Roberston**  
Social Media Manager

01202 007373  
asia@luxuryandprestige.com



**Valentina Morana**  
Residential Sales

07366 799790  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com



# Get in touch

|               |   |
|---------------|---|
| In person:    | 28A Haven Road<br>Canford Cliffs<br>Poole<br>BH13 7LP |
| By phone:     | 01202 007373  |
| By email:     | info@luxuryandprestige.com                            |
| Online:       | luxuryandprestige.com                                 |
| Facebook:     | facebook.com/luxuryandprestige                        |
| Instagram:    | @luxuryprestigerealty                                 |
| Property ref: | 0980  |
| Published:    | March 2025  |



**Important notice**  
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# Luxury+Prestige

[luxuryandprestige.com](http://luxuryandprestige.com)