



£325,000

27A Seamoor Road, Bournemouth, BH4 9AA



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### Property Description

This quirky two bedroom mews style house offers a cosy retreat and comfortable living space. Situated in a sought-after area, this property has the added convenience of parking for one vehicle, ensuring you never have to worry about finding a spot after a long day out. The quaint charm of a mews house adds character to the property, making it a unique find in the heart of Westbourne.

Don't miss out on the opportunity to make this property your own and experience the best of Westbourne living. This house would be ideal for those seeking an investment property as there are no restrictions on holiday letting.

Accommodation comprises of entrance lobby with door to the lounge/diner which has a front aspect window, from this room there are stairs to the first floor and also an opening to the kitchen. The kitchen has ample storage units, space for breakfast bar area, space and plumbing for washing machine and dishwasher, range cooker with metal splashback and extractor hood above. This room has a feature glass block wall section to the lobby area. The first floor comprises of two double bedrooms, the main bedroom has built-in wardrobes and a skylight. The shower room comprises of a quadrant shower cubicle, modern built-in storage to the W.C. and sink areas.

Externally there is a courtyard area where the allocated parking space is located.

### Area

Situated in a sought after, convenient location within the heart of Westbourne village which offers a wide choice of independent shops and eateries as well as an undercover Victorian shopping arcade. From Westbourne there is easy access to Alum Chine, a lovely wooded walk leading to the sandy beaches of Bournemouth's coastline. Local bus routes are on the doorstep and Branksome train station which has a direct line to Waterloo London is only 0.9M distance.

Tenure: FREEHOLD

Service Charge: £50 per month payable for the upkeep of the courtyard area.

Agents Note: Potential rental income of £1,400 per month on a long term tenancy agreement.

Potential for holiday letting.

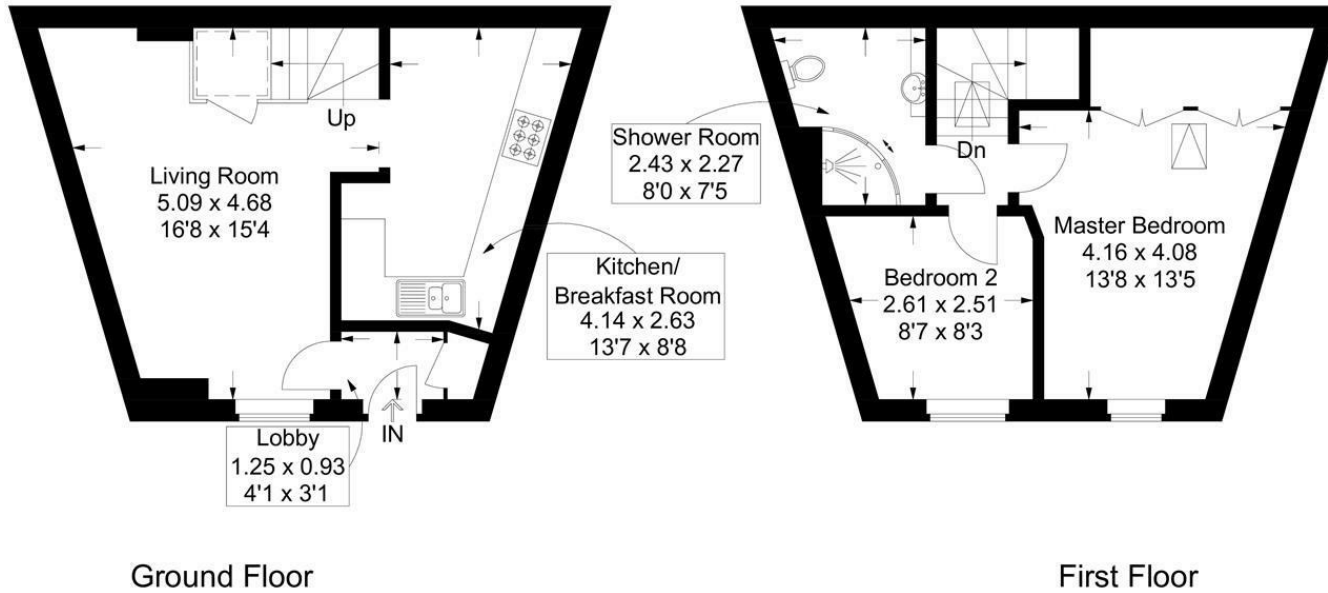
Council Tax Band: C

### FEATURES & SPECIFICATIONS

- FREEHOLD Mews style house
- Central Westbourne location
- No forward chain
- Allocated parking space
- Gas central heating
- UPVC Double glazing
- Excellent condition throughout

# Jasmine Court, Seamoor Road, Bournemouth

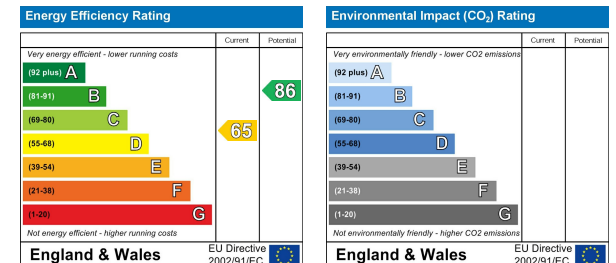
Approximate Gross Internal Area = 60.1 sq m / 646 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.8 sq m / 9 sq ft  
 Total = 60.9 sq m / 655 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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