

DANEHURST
— ESTATE AGENTS —



HOLLY LODGE, LINDSAY ROAD, BH13 6BQ

£550,000



** Share Of Freehold **

Experience the elegance of Georgian-style living at Holly Lodge, an exclusive development inspired by the renowned Royal Crescent in Bath. This beautiful 4-bedroom townhouse, spread over three floors, seamlessly blends historical charm with modern amenities.

The property which occupies an enviable position at the end of terrace can be approached from either the rear via a private driveway with patio area and garage access or front door past the exceptionally well maintained communal gardens. Upon entering the ground floor, you are greeted by a welcoming hallway leading to a versatile fourth bedroom /study, a utility room, and a bathroom. Convenient access to the integral garage is provided, along with both front and rear entry doors for added convenience.

The first floor boasts an open-plan lounge and dining room, bathed in natural light from the Juliette balcony that overlooks the beautifully maintained communal gardens and fountain. The adjoining kitchen/breakfast room is fully equipped, providing additional space for dining.

Ascending to the second floor, you will find the master bedroom, complete with built-in wardrobes and a contemporary en-suite shower room. Two additional bedrooms provide ample space and comfort, complemented by a well-appointed family bathroom and a large airing cupboard on the landing.

Outside, the property features a driveway with off-road parking and an electric car charge point ready for connection. The front garden, enclosed by railings and a gate, adds to the property's curb appeal, while an additional parking space is available in the bay at the front.

Holly Lodge offers a unique opportunity to enjoy refined living in a prestigious location, just a short walk from the vibrant amenities of Westbourne and the sandy beaches nearby.

EPC Rating: C

Council Tax Band - E

Approximate Service Charge: £1,250 per annum including buildings insurance, communal gardens maintenance and a sinking fund contribution.



- Share Of Freehold
- 4 Bedrooms
- 3 Bathrooms
- Lounge Diner
- En-Suite To Master
- Utility Room
- Garage
- Parking
- End Of Terrace
- Electric Charging Point Ready

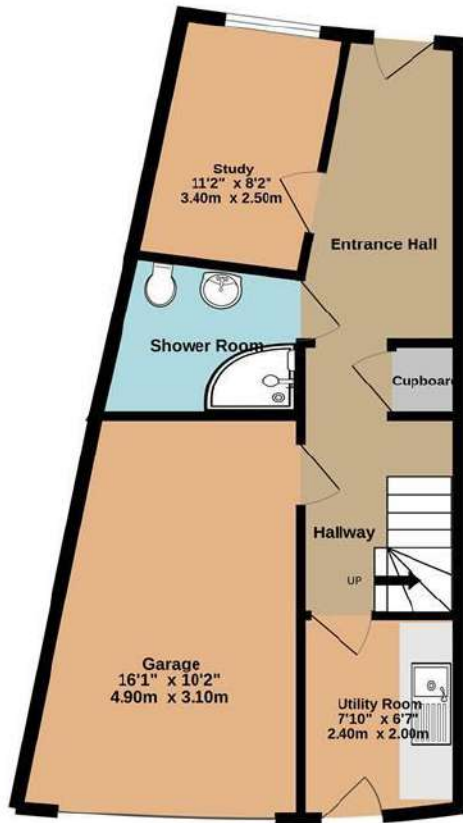




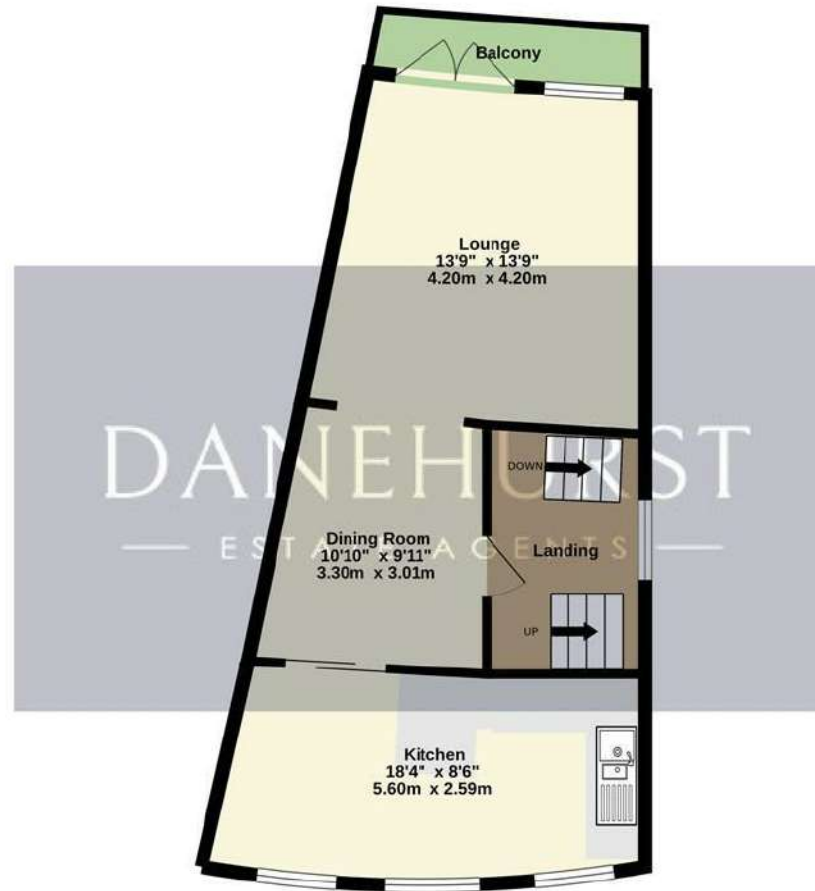
Location

Westbourne village is a short, level walk away, offering a variety of independent shops, post office, M&S simply food, restaurants, and coffee shops. It features the Grade II listed Westbourne Arcade, which hosts an eclectic mix of shops, cafés, independent fashion boutiques and thrift stores. Branksome Park provides easy access to the award-winning blue flag beaches of Alum and Branksome Chine. Nearby Canford Cliffs High Street offers a selection of eateries and cafes. The Bournemouth Wessex Way allows quick access to the M27 motorway making London approximately a 1 hour 30 minute drive, with direct train routes to London Waterloo available from Bournemouth railway station.

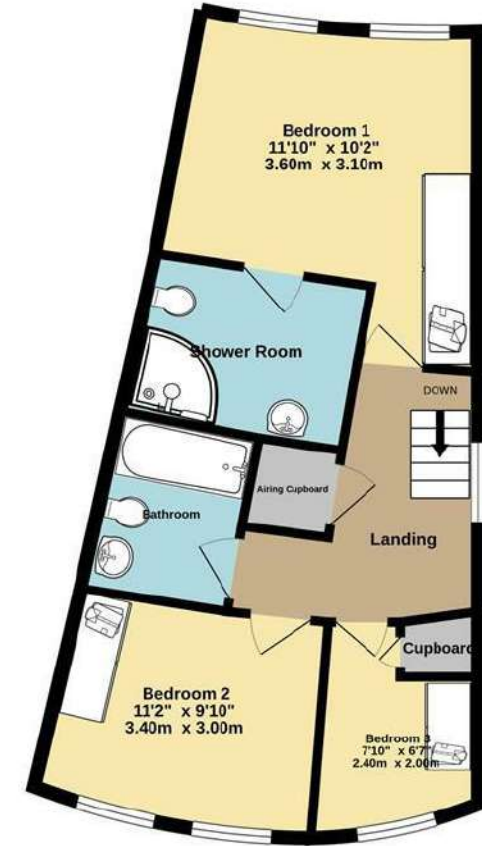
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
495 sq.ft. (45.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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