



**Connells**

Castle Lane West  
BOURNEMOUTH



# Castle Lane West BOURNEMOUTH BH9 3LE

for sale offers in excess of  
**£475,000**



## Property Description

Charming 3-Bedroom Detached Bungalow with Detached 1-Bedroom Annexe

Nestled in a sought-after residential location, this well presented 3-bedroom detached bungalow offers a perfect blend of comfort, space, and versatility-ideal for families, downsizers, or those seeking to have a separate space for guests, family or Airbnb potential

Step inside to find a spacious and light-filled interior, featuring a generously sized living room, a well-appointed kitchen, and three comfortable bedrooms. The standout conservatory at the rear of the home offers the perfect spot to relax and enjoy views of the garden year-round.

To the front, the property benefits from off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike. To the rear, a large, private garden provides ample space for outdoor entertaining, gardening, and the detached annexe which is the equivalent of a bungalow itself.

Adding even more value and flexibility is the detached 1-bedroom annexe, complete with its own kitchen, living room, double bedroom, and bathroom-perfect for extended family, guests, or potential rental income.

This is a rare opportunity to secure a versatile and spacious home in a desirable location close to castle point shopping centre or local grammar schools

## Lounge

17' 5" x 12' ( 5.31m x 3.66m )

Front aspect double glazed bay windows, curved radiator in the bay, laminate flooring

## Kitchen

10' 11" x 9' 6" ( 3.33m x 2.90m )

Wall and base kitchen units, tiled flooring and tiled over the counter, wall mounted combination boiler, free standing appliances

## Conservatory

22' 8" x 12' 8" ( 6.91m x 3.86m )

Laminate floor tiles, UPVC double glazing, side aspect door into the garden

## Bedroom One

16' 5" x 12' 7" ( 5.00m x 3.84m )

Two side aspect double glazed velux windows, built in storage cupboards, access to en suite bathroom, access to eaves storage

## Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )

Rear aspect double glazing, radiator below

## Bedroom Three

11' x 10' 11" ( 3.35m x 3.33m )

Laminate flooring, front aspect double glazed bay window, curved radiator in the bay

## En Suite

Rear aspect double glazed velux window, WC, wash hand basin, tiled flooring and walls, side aspect double glazing, radiator.

## Bathroom

7' 4" x 5' 11" ( 2.24m x 1.80m )

Bath with shower over, WC, wash hand basin, tiled flooring and walls, side aspect double glazing, radiator

## Annex Lounge

20' 3" x 10' 9" ( 6.17m x 3.28m )

Side aspect double glazing, french doors onto the garden, radiator, laminate flooring

## Annexe Kitchen

11' 1" x 7' 3" ( 3.38m x 2.21m )

Laminate flooring, front aspect double glazing, induction hob and built in double oven, wall and base units, radiator on entrance wall

## Annexe Bedroom

10' 11" x 10' 1" ( 3.33m x 3.07m )

Side aspect double glazing, radiator, laminate flooring

## Annexe Bathroom

8' 5" x 5' 10" ( 2.57m x 1.78m )

Laminate flooring, WC, wash hand basin, walk in shower, tiled walls

## Annexe Additional

Full length loft space

## Rear Garden

Lawn and Patio areas, small pond, additional patio area, well landscaped

## Parking

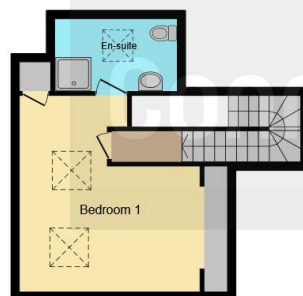
Off road parking via dropped kerb to the front aspect of the property



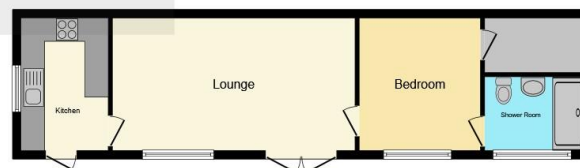




**Ground Floor**



**First Floor**



**Annex**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/WIN307354](http://connells.co.uk/Property/WIN307354)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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