



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Hastings Road, Bournemouth

- Two double bedrooms
- Useful loft room
- Lounge/diner nearing 7m
- Ample off road parking

£395,000

EPC Rating 'D'



40 Hastings Road, Bournemouth, BH8 0HR



Property Description

A spacious and well-presented two double bedroom bungalow with a versatile loft room, ideally located in a popular residential area close to Castlepoint Shopping Centre, local bus routes and with easy access to the A338.

The property offers generous living accommodation, including a large lounge/diner approaching 7 metres in length, providing an excellent space for relaxing or entertaining. The well-designed kitchen flows into a bright conservatory, creating an additional living area with pleasant views over the garden. Further ground-floor accommodation includes a modern shower room and a separate WC.

A particular feature is the useful loft room, complemented by an additional WC, offering superb flexibility for use as a home office, hobby space, or occasional guest room.



Outside, the home benefits from ample off-road parking, a garage with power and light, and a southerly facing, established private rear garden, providing a delightful and secluded outdoor retreat.

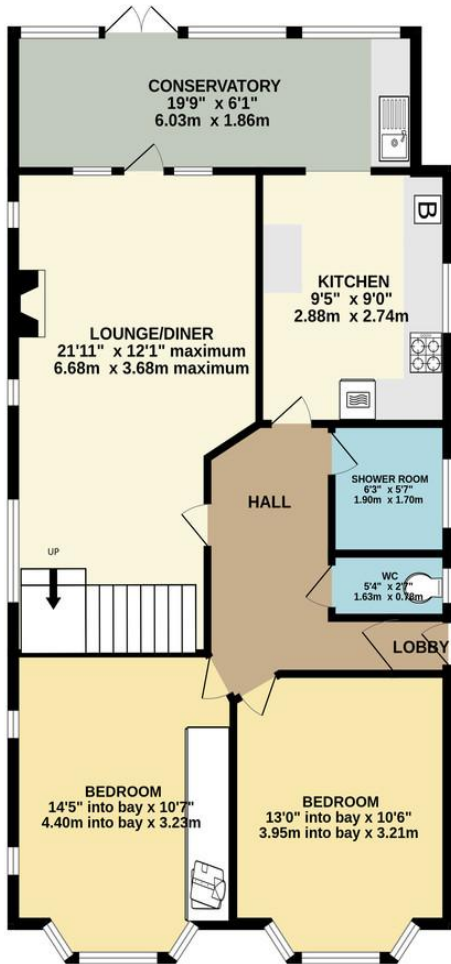
This appealing property combines generous space, practicality and an excellent location-perfect for those seeking a comfortable home with convenience close by.



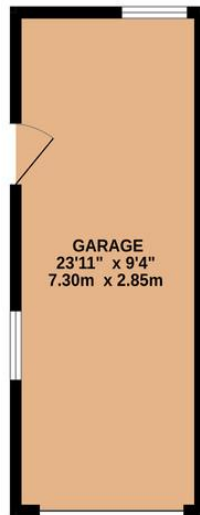
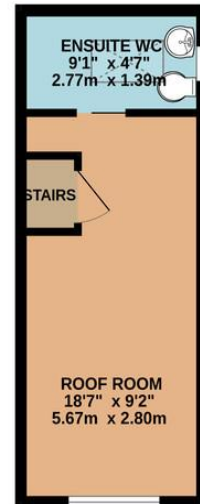




GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.2 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.
Made with Metropix ©2025

413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.