





House and Son are delighted to offer the rare opportunity, to acquire this detached bungalow, being one of the few to be situated so close to the East Cliff and its sandy beaches below. Ideally located, within easy reach of Bournemouth Town Centre and situated within walking distance of places of worship for many denominations.

This delightful two-bedroom property would be suitable for expansion, subject to the relevant planning/building regulation approvals, should further accommodation be required: as others in the area have already benefitted from doing. The property appears well cared for, but would now benefit from some general modernisation.

Features include a recently added UPVC double glazed conservatory which opens out onto the rear garden, a large driveway provides parking for numerous vehicles, leading to a detached garage with electric remote control roller door and power and light. To the front of the property there is a large very easily maintained garden, laid to attractively designed, 'pressed concrete' paving. To the front and left side, the boundary affords a low brick wall with ornate 'wrought iron' style decorative railing and gates. The rear garden is laid to lawn with hardstanding adjoining the rear of the bungalow and conservatory.

The garden is secure and secluded with mature shrubs, bushes and trees. This is a unique opportunity to purchase a detached freehold property in the heart of Bournemouth with easy access to the excellent beach and local amenities, with superb future potential and room to expand.



ENTRANCE PORCH 9' 2" x 3' 0" (2.79m x 0.91m)

ENTRANCE HALL 11' 10" x 9' 9" (3.61m x 2.97m)

LIVING ROOM 19' 0" x 10' 7" (5.79m x 3.23m)

KITCHEN/BREAKFAST ROOM 13' 7" x 8' 8" (4.14m x 2.64m)

CONSERVATORY 10' 8" x 7' 8" (3.25m x 2.34m)

BEDROOM ONE 13' 9" into bay window x 11' 11" (4.19m x 3.63m)

BEDROOM TWO 13' 8" x 9' 3" (4.17m x 2.82m)

BATHROOM 7' 3" x 6' 1" (2.21m x 1.85m)

FRONT GARDEN & DRIVEWAY

REAR GARDEN

DETACHED GARAGE

TENURE AND CHARGES

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

DISCLAIMER

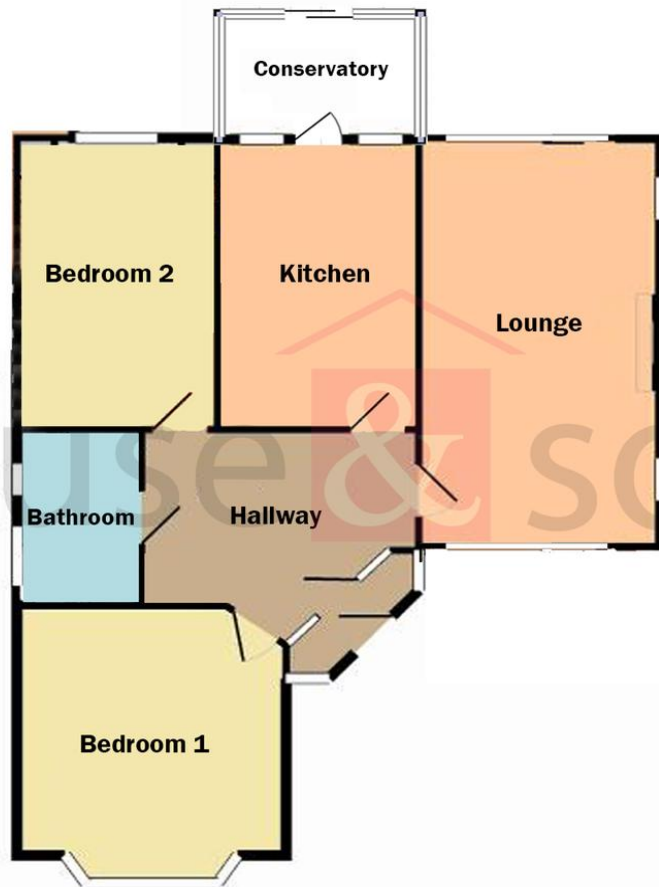
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



House & Son Floorplan- Knole Gardens



This floorplan is a visual representation and is NOT drawn to scale

