



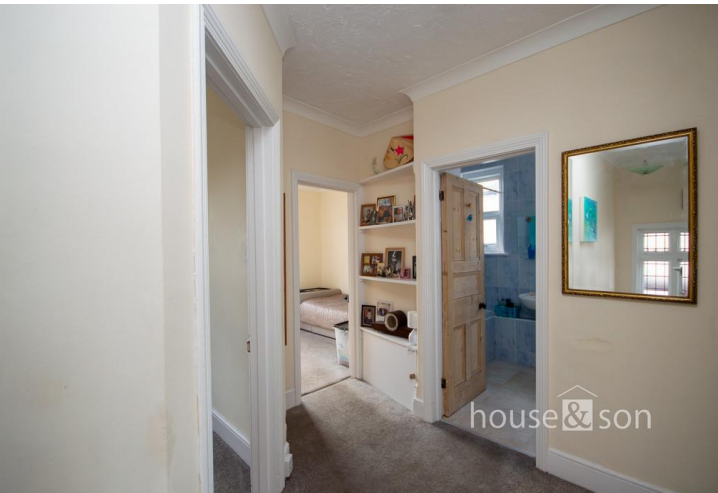
house & son

Fitzharris Avenue

Bournemouth, BH9 1BZ

£215,000

- Share of Freehold
- Two Double Bedrooms
- First Floor Conversion - Private Entrance
- Balcony Overlooking Winton Recreation Ground
- Spacious Lounge/Diner with Character Features
- Large Loft Space - Potential for Conversion (stpp)
- Off Road Parking
- No Forward Chain



## HOUSE & SON

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A well-presented and spacious first floor apartment, forming one of just two properties in a 1930s detached character conversion, offered for sale with no forward chain. Benefitting from its own private entrance, this bright and welcoming home enjoys direct views across Winton Recreation Ground.

The accommodation includes an entrance porch, hallway, stairs to a generous landing, a comfortable lounge/diner with an open fireplace and fitted shelving, a modern fitted kitchen with door to the balcony, two well-proportioned double bedrooms, and a family bathroom. The balcony provides a

pleasant outlook over the recreation ground, an ideal spot to relax or enjoy outdoor dining.

The loft area, already benefitting from two Velux-style windows, offers excellent storage and potential for conversion (subject to planning permission). The property is further complemented by a share of freehold arrangement with a long lease and manageable outgoings, split with the ground floor flat.

### Location

Fitzharris Avenue is ideally situated between Winton and Charminster, both of which offer a wide selection of shops, cafés, restaurants, and regular bus services into Bournemouth town centre. Winton Recreation Ground, directly opposite, provides tennis courts, a cricket pitch, running track, children's play areas, and open spaces for

walking and sport. Bournemouth University, Castlepoint Shopping Centre, and award-winning beaches are also within easy reach, making this a convenient and well-connected location.

## OWN PRIVATE ENTRANCE

## STAIRS TO FIRST FLOOR

## LOUNGE/DINER

15' 3" x 13' 5" (4.65m x 4.09m)

## KITCHEN

8' 1" x 7' 0" (2.46m x 2.13m)

### **BEDROOM ONE**

13' 11" x 11' 7" (4.24m x 3.53m)

### **BEDROOM TWO**

8' 7" x 8' 4" (2.62m x 2.54m)

### **BATHROOM**

8' 06" x 6' 0" (2.59m x 1.83m)

### **TENURE**

Share of Freehold - over 900 years remaining.

Maintenance: 50/50 as-and-when basis.

### **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.

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COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

Find an energy certificate (/) English | [Cymraeg](#)

Energy performance certificate (EPC)

54a Fitzharris Avenue BOURNEMOUTH BH9 1BZ	Energy rating <b>D</b>	Valid until 22 October 2033
		Certificate number 2137-5326-8306-6077-1226

Property type	Top-floor maisonette
Total floor area	72 square metres

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