





HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Offered for sale is this charming two double bedroom detached bungalow, positioned on a desirable corner plot within the ever-popular Bear Cross area of Bournemouth.

Well presented throughout, the property offers a practical and well-balanced layout, including a spacious living room with space for both seating and dining, a fitted kitchen, and a separate utility room. There are two generous double bedrooms, with the principal bedroom enjoying a bay window to the front aspect. A bright conservatory overlooks the rear garden, complemented by a family shower room with shower cubicle, wash hand basin and WC.

Externally, the home enjoys a particularly attractive corner plot with wraparound gardens, featuring lawn, patio seating areas and mature planting, creating a private and established setting. A summer house provides a versatile space for home working or relaxation. To the rear, there is a private driveway providing off-road parking, together with a garage offering further parking or storage.



Further benefits include double glazing and gas fired central heating.

Conveniently located, the property is within easy reach of Kinson High Street and Bearwood, offering a range of shops, cafés and everyday amenities, along with excellent transport links providing access to Bournemouth town centre and Poole.

Well regarded schooling options are nearby, including Christ

The King Catholic Primary School, Elm Academy and Heathlands Primary Academy, with The Bourne Academy and LeAF Studio also within easy reach.

Nearby parks and green spaces add to the appeal, alongside wider leisure and coastal amenities across Bournemouth.

An ideal purchase for those seeking a well-proportioned single-storey home with excellent outdoor space, parking and garage, in a well-connected residential location.

Viewing is highly recommended through the sole agents House & Son.

RECEPTION PORCH

9' 2" x 2' 10" (2.79m x 0.86m)

RECEPTION HALLWAY

14' 0" x 5' 0" (4.27m x 1.52m)

BEDROOM ONE

12' 10 into bay" x 10' 11" (3.91m x 3.33m)

BEDROOM TWO

11' 2" x 9' 10" (3.4m x 3m)

SHOWER ROOM

7' 11" x 5' 7" (2.41m x 1.7m)

KITCHEN

10' 7" x 7' 5" (3.23m x 2.26m)



UTILITY PORCH

5' 10" x 4' 9" (1.78m x 1.45m)

LOUNGE/DINER

20' 11" x 11' 11 max" (6.38m x 3.63m)

CONSERVATORY

9' 7" x 9' 6" (2.92m x 2.9m)







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.





Floorplan

[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 53 Anchor Road BOURNEMOUTH BH11 9HT | Energy rating | Valid until: | 6 April 2035 |
| | D | Certificate number: | 1800-3839-0722-5402-3453 |

Property type

Detached bungalow