Luxury+Prestige

4 WARREN EDGE CLOSE

BOURNEMOUTH, BH6 4AY










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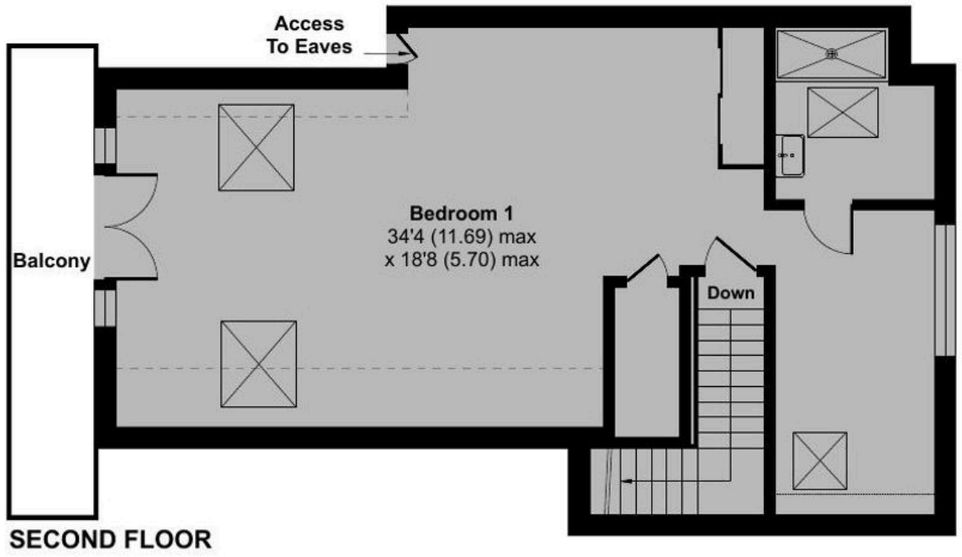


Floorplans

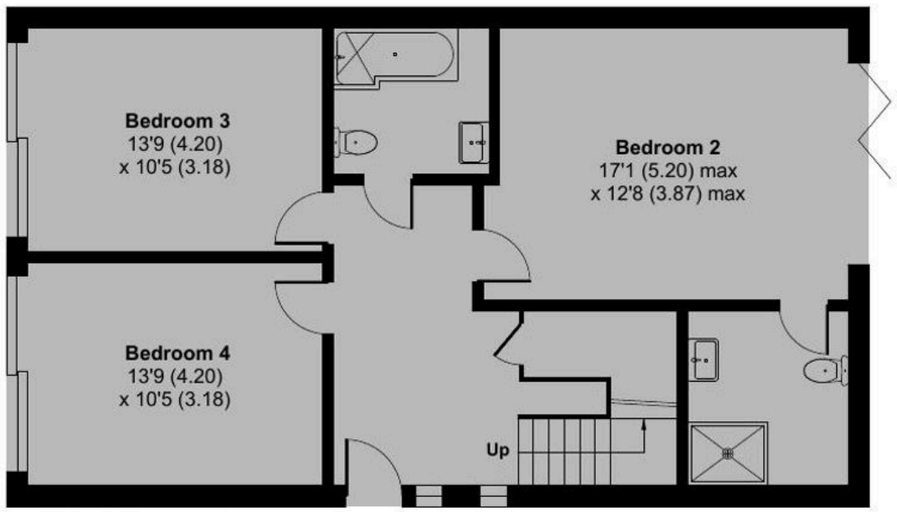
4 Warren Edge Close, Bournemouth, BH6 4AY

Approximate Area = 2298 sq ft / 213.4 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Total = 2387 sq ft / 221.6 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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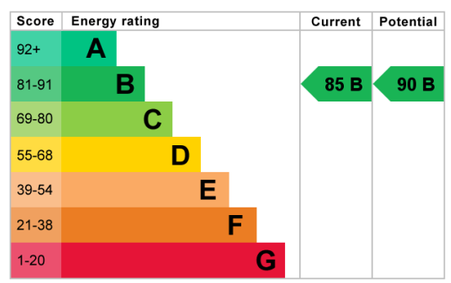
Summary

This is one of two newly completed houses in a highly desirable road in Lilliput, approaching 1,750 square feet, and it features harbour views from the upper level of the stylish two-tier garden.

The thoughtfully designed accommodation is arranged over just two floors. The ground floor provides four double bedrooms and two bathrooms, while the upper floor is a superb light-filled living space, with vaulted ceilings and a very stylish open-plan lifestyle room. The hand-painted kitchen features a central island/breakfast bar with elegant stone worktops, while bi-fold doors open directly onto the private sun terrace, creating a seamless connection between the indoor and outdoor spaces and showcasing beautiful harbour views.

The interior has been finished to an exceptionally high standard, with contemporary appointments throughout and a strong emphasis on quality and style. Set well back from the road, the property is approached via a long private driveway, providing a sense of privacy and seclusion.

Details

Guide Price:	£1,350,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A
Local Authority:	BCP Council
Council Tax:	Band Band G 2026/2027 £3,999.98 pa ** Amount shown is for a main home, please seek advice for additional home
Services:	Mains electricity, gas, water and drainage
EPC:	

Key Features

+ 10-YEAR NHBC WARRANTY
+ Two private balconies with sea views
+ Off road parking
+ Close to Hengistbury Head and coastal walks
+ High-specification kitchen with marble worktops
+ Four-bedroom contemporary coastal home
+ Luxurious principal bedroom
+ Less than 60 meters from Southbourne Beach
+ Approximately 2,387 sq ft of stylish accommodation
+ Open-plan kitchen, dining and living space

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Published:	November 2026

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