





Flat (EPC Rating:)

MAISONETTE 8 ELDON PLACE, BOURNEMOUTH, DORSET, BH4 9AZ

Offers In Excess Of

£290,000

FEATURES

- Spacious Four Bedroom Maisonette – Ideal for families or shared living.
- Two Modern Bathrooms – Family bathroom with bath and overhead shower; second bathroom with walk-in shower.
- Open-Plan Lounge & Kitchen – Newly fitted kitchen with white gloss units and front-aspect views.
- Bright & Airy Interiors – Large windows throughout fill the home with natural light.

4 2 1

Whites Estates
Bill Atherton Estate Agents

4 Bedroom Flat located in Bournemouth

For Sale: Stunning Four-Bedroom Maisonette in the Heart of Westbourne - Parking space included

EPC: E

Council Tax Band: B

White Estates are delighted to offer for sale this fantastic four-bedroom maisonette, perfectly situated in the vibrant and thriving community of Westbourne. The area is renowned for its variety of shops, cafes, restaurants, bistros, and boutiques, including popular stores such as Marks & Spencer.

Key Features:

- Spacious Accommodation - Four well-proportioned bedrooms across two levels
- Modern Bathrooms - Family bathroom with bath and overhead shower; second bathroom with walk-in shower, toilet, and sink
- Stylish Kitchen & Lounge - Open-plan lounge and newly fitted kitchen with gloss units
- New Flooring - Laminate flooring throughout, providing a fresh and contemporary feel
- Gas Central Heating & PVC Double Glazing - Efficient and modern heating, plus new windows throughout
- Storage - Ample storage cupboards, including housing the combi boiler

Accommodation:

Ground Floor:

- Private entrance leading to first floor

First Floor

- Family bathroom with modern aqua-board finish
- Bedroom with bright, spacious layout and new laminate flooring
- Hallway storage cupboard
- Second large bedroom
- Open-plan lounge and kitchen with front-aspect views

Second Floor:

- Two additional bedrooms
- Bathroom with walk-in shower, toilet, and sink

Outside:

Property comes with a car parking space located at the front of the property.

Additional Information:

• Full leasehold property

• No chain - ready for immediate occupation

• Highly recommended for viewing - this spacious and modern maisonette in an extremely popular area will not stay on the market long

Westbourne is a vibrant and thriving community, offering a wide range of shops, cafes, bistros, and boutiques, including Marks & Spencer. The area benefits from excellent transport links with regular bus services to Southampton city centre. Families will appreciate the nearby schools and nurseries, while local medical centres, parks, and leisure facilities provide convenience and lifestyle opportunities for all ages.

Prospective purchasers will be required to provide identification documentation at a later stage. Your cooperation in this matter will help prevent any delays in finalising the sale.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.









Approx Gross Internal Area
108 sq m / 1159 sq ft



First Floor
Approx 68 sq m / 732 sq ft

Second Floor
Approx 40 sq m / 427 sq ft

Denotes head height below 1.5m

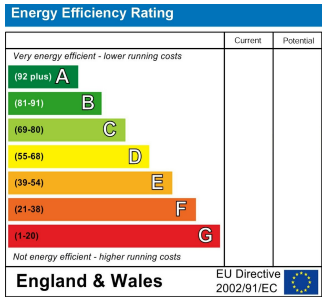
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whites Estates
Bill Atherton Estate Agents