

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Luxury & Prestige Realty Limited. REF: 1510384

Summary

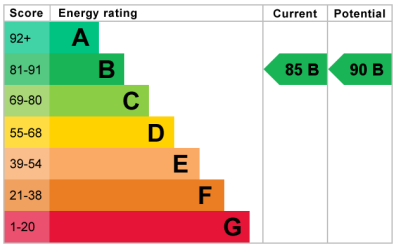
This is one of two newly completed houses in a highly desirable road in Lilliput, approaching 1,750 square feet, and it features harbour views from the upper level of the stylish two-tier garden.

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

Our Team



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