



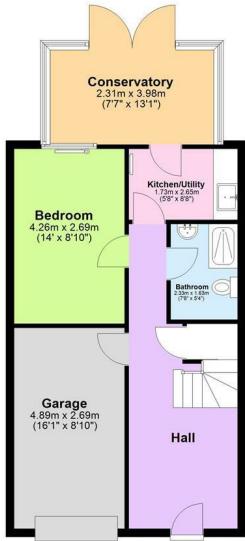
STRATTON OAK ESTATES



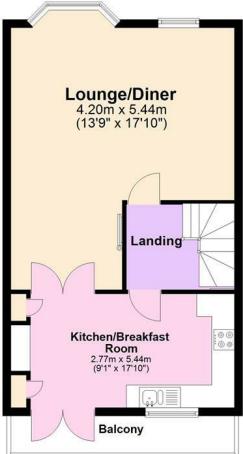
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5 Eton Gardens, Bournemouth, BH4 9LN
Offers Over £600,000

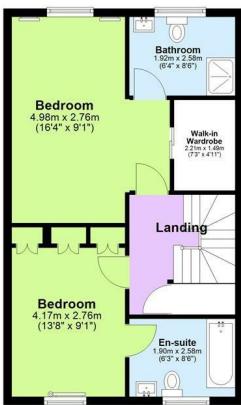
Ground Floor
Approx. 59.9 sq. metres (644.7 sq. feet)



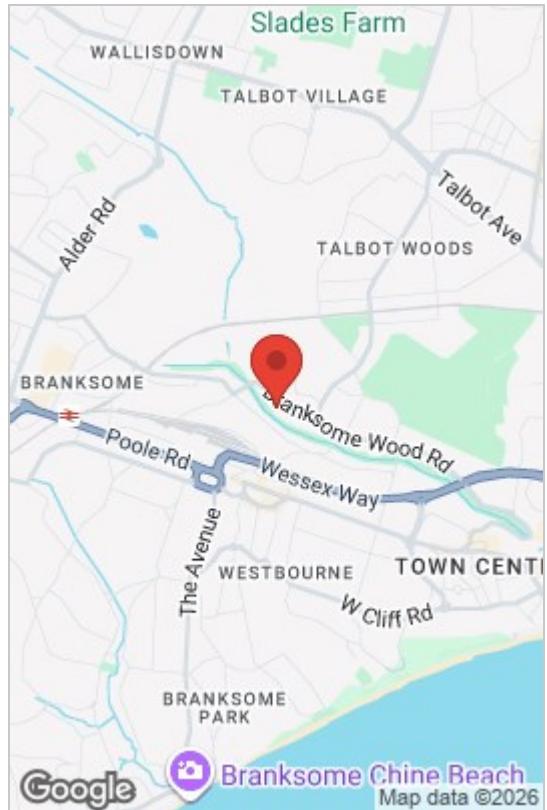
First Floor
Approx. 50.6 sq. metres (544.4 sq. feet)



Second Floor
Approx. 50.3 sq. metres (541.2 sq. feet)



Total area: approx. 160.8 sq. metres (1730.3 sq. feet)



- Located in the prestigious Eton Gardens development, close to Westbourne, The Chines and Award Winning beach.
- South-facing landscaped rear garden with private gated access to Bournemouth Gardens.
- Small kitchen on ground floor leading to conservatory offering direct access to the garden.
- Two top floor double bedrooms, both with en-suites; principal bedroom includes Juliet balcony and dressing area.
- Set well back from the road with a private block-paved driveway and integral garage.
- Ground floor bedroom and bathroom, ideal for guests or multi-generational living.
- Spacious first floor living with kitchen/breakfast and dual-aspect lounge/diner.
- Ideal for those seeking peaceful surroundings with access to green space, the coast and Town amenities.

A rare chance to secure a spacious Three Bedroom Townhouse in the prestigious Eton Gardens, boasting a stunning south-facing garden with private gated access to Bournemouth Gardens. Set across three floors, this beautifully presented home offers versatile living space, a conservatory, dual kitchen spaces, two en-suites and a Juliet balcony—all moments from Westbourne, the famous Chines and Award Winning beach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.