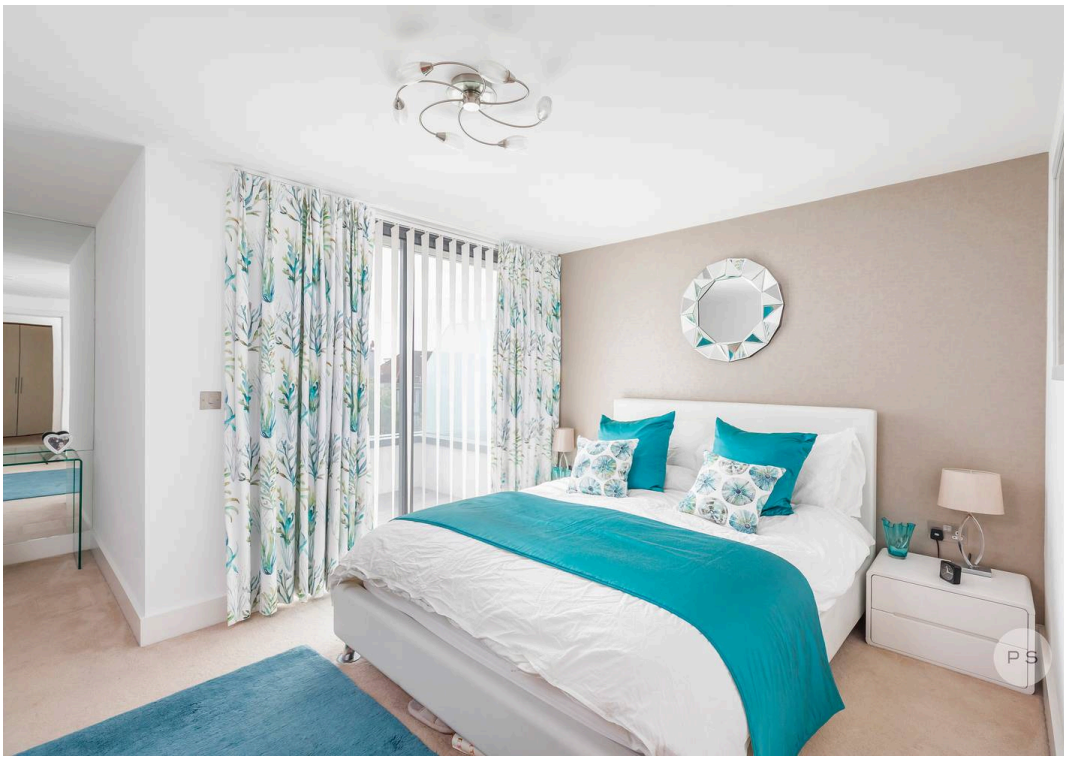


PS

5 Sandbourne, 12 Sandbourne Road - BH4 8JH

Guide Price £940,000

PS



5 Sandbourne

Bournemouth

Set within 480 metres of the award winning Blue Flag beach at Alum Chine, this exceptionally well presented contemporary town house offers a carefully considered layout arranged across four floors. The house combines clean modern interiors with flexible accommodation, including a lower ground floor guest suite and cinema room, a sociable kitchen dining day room and a principal suite occupying the top floor. South facing balconies introduce sea glimpses and a wider coastal outlook, while the low maintenance gardens complement the ease of everyday living.

- Contemporary four bedroom town house
- Perfect as main or second home due to it's location
- 480 metres from Alum Chine Blue Flag beach
- Exceptional presentation throughout
- Four bedrooms including versatile lower ground floor guest suite
- Principal suite with walk through dressing area and large bath and shower room
- Principal bedroom with balcony and south facing sea view
- Low maintenance gardens with composite decking and faux lawn
- Allocated single garage
- 0.9 mile from Westbourne Village



ABOUT THIS PROPERTY:

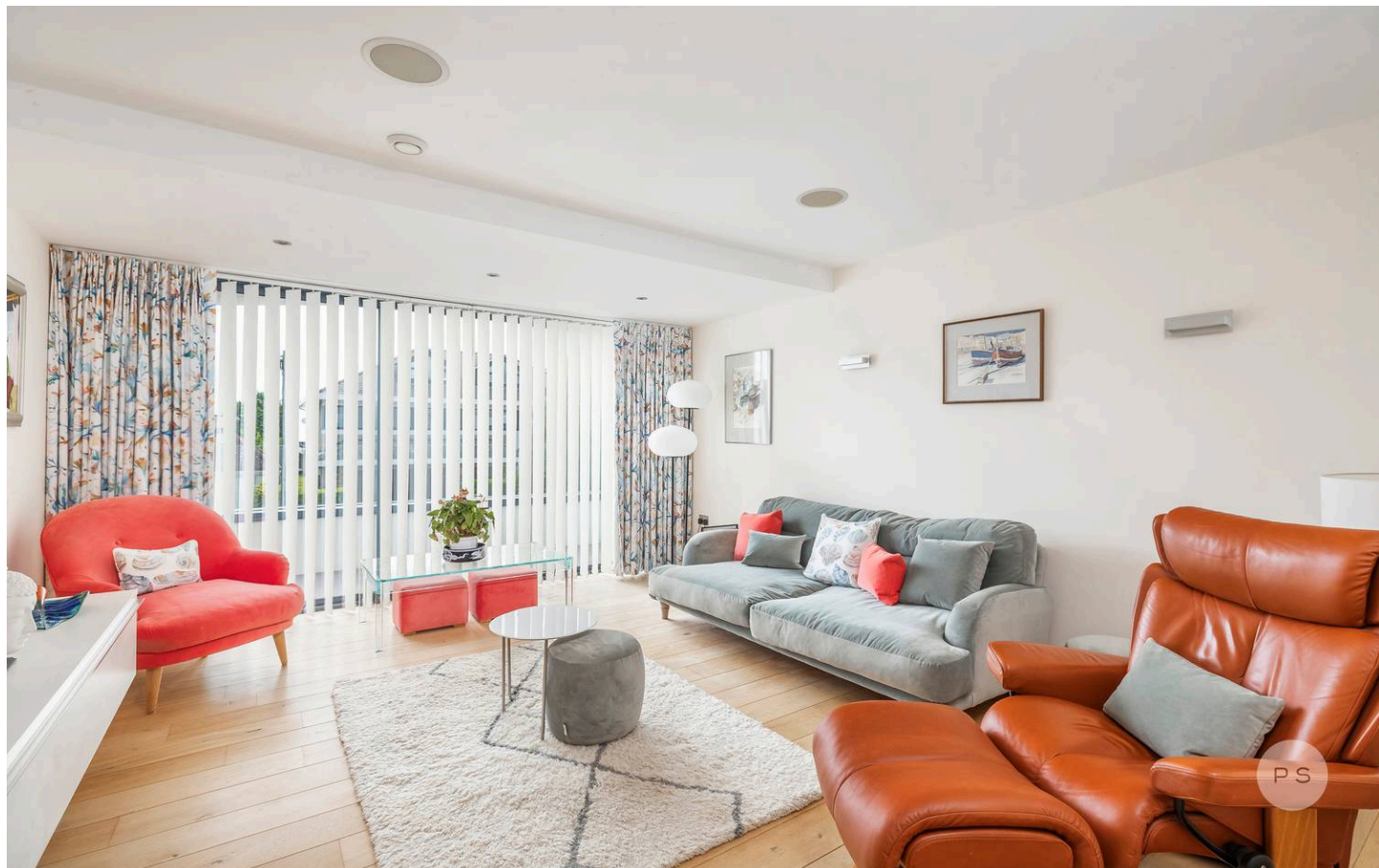
The lower ground floor provides a versatile guest suite or cinema room, accompanied by a modern fully tiled ensuite shower room and generous storage. This level offers useful separation from the principal living accommodation and flexibility for guests or family members. On the ground floor, bedroom four is currently arranged as a TV room, with sliding doors opening directly onto a private front garden. To the rear, the contemporary kitchen dining day room forms the social centre of the house. Finished with high gloss and dark wood cabinetry, integrated appliances and a clean modern aesthetic, the space opens through sliding doors onto the rear garden. The first floor introduces a bright and spacious lounge with wood flooring and access to a south facing balcony with glimpses towards the sea. Bedroom three is also positioned on this level, with fitted wardrobes and a modern shower room. The top floor and the principal suite. A spacious walk through dressing area provides ample storage and hanging space before leading into a large bath and shower room. The beautifully presented principal bedroom opens onto a private balcony, where the elevated position provides a wider sea view.

OUTSIDE:

The outdoor spaces have been designed for low maintenance, with both the front and rear gardens offering a good degree of seclusion. Direct access from the kitchen leads to composite decking and faux lawn creating practical areas for seating and entertaining. The property also benefits from access to an allocated single garage from the garden.

LOCATION:

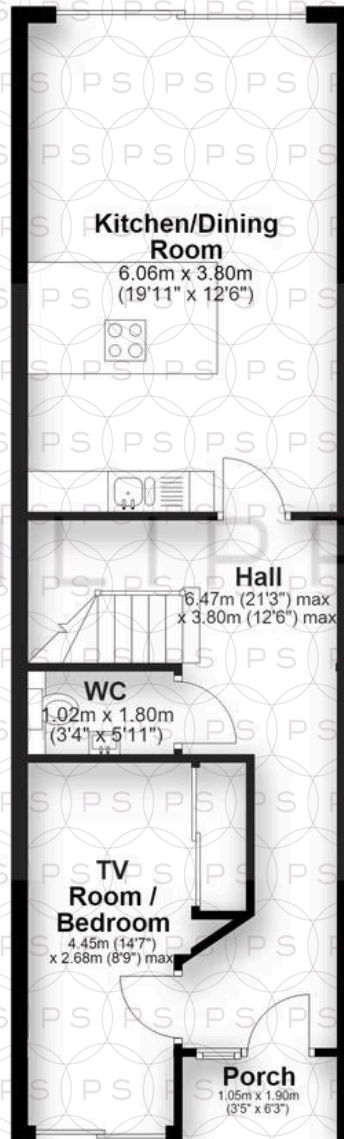
Down hill stroll to Alum Chine's award winning Blue Flag beach, the property is well placed for a range of water sports along the Dorset coast. Westbourne Village is 0.9 mile away with independent shops, cafés and restaurants. Bournemouth and Branksome railway stations provide mainline connections towards London Waterloo, while local road links offer convenient access across Bournemouth and Poole.



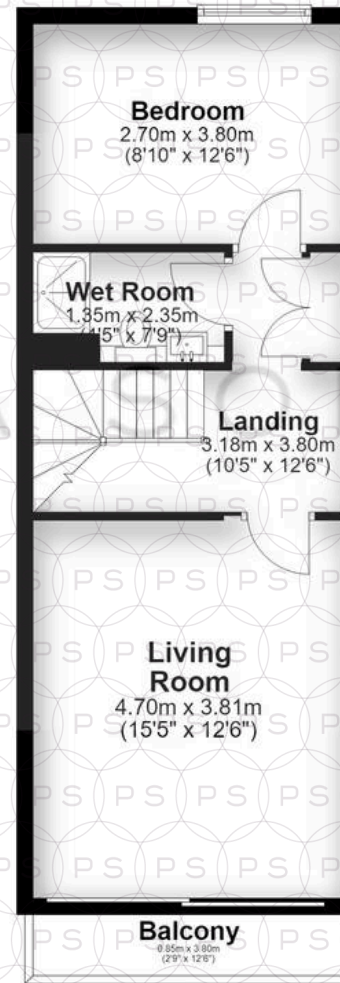
Ground Floor



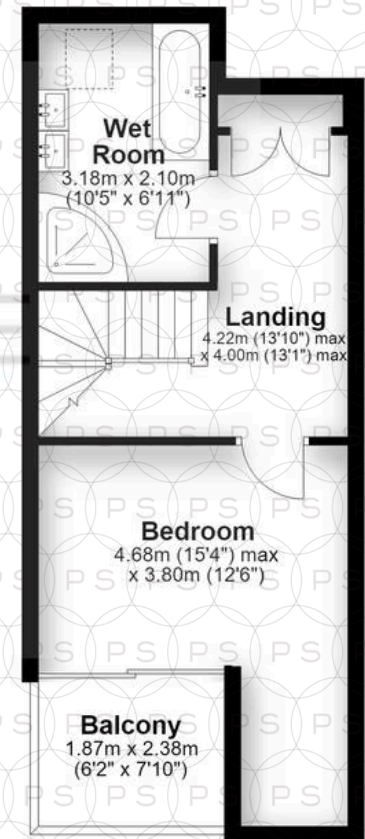
First Floor



Second Floor



Third Floor



Main area: Approx. 153.7 sq. metres (1654.0 sq. feet)

Plus balconies, approx. 7.7 sq. metres (82.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.

Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about

Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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