





house & son

Chatsworth Road

Bournemouth, BH8 8SL

Guide Price £160,000 - £170,000

- Character First Floor Apartment
- Own Private Entrance
- Two Bedrooms
- Good Size South Facing Lounge
- Garden Area
- Off Road Parking
- Long Lease
- Close to Local Amenities and Travel Links







HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
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We are delighted to present this charming first-floor conversion, set within an attractive Edwardian red-brick residence brimming with period character and timeless appeal.

Accessed via its own private entrance and benefiting from allocated off-road parking, this delightful home retains an abundance of original features, including high ceilings adorned with decorative coving, picture rails, deep skirting boards, and traditional four-panel exposed wooden doors.

The accommodation is generously proportioned throughout. A spacious, south-facing lounge is flooded with natural light and enhanced by the impressive ceiling height, creating a wonderful sense of space and atmosphere. There are two well-sized bedrooms, a fitted kitchen, a modern bathroom, and a separate WC.

Outside, the property further benefits from a useful private storage shed located within the rear garden, together with allocated off-road parking to the front.

Offered with a long lease and a highly motivated seller, this characterful home presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate all that this attractive apartment has to offer.

PRIVATE ENTRANCE

Private front door to entrance hall.

ENTRANCE HALL

Provision for shoes and coats etc. Stairs rising to the first floor landing. Feature double glazed window for natural light. Tall ceiling. Picture rail. Radiator.

FIRST FLOOR LANDING

An open living space. Radiator. Built in airing cupboard. Useful tall storage closet. Feature architraves and four panelled feature original doors.

LOUNGE

15' 9 into bay" x 11' 0" (4.8m x 3.35m)

Southerly aspect, double glazed window with view towards Chatsworth Road. Tall ceiling. Focal feature fireplace with

display surround. A well illuminated living space.

KITCHEN

10' 2" x 9' 8" (3.1m x 2.95m)

Double glazed window to the rear with view towards Richmond. Wall mounted gas fired boiler. Range of fitted eye level and base units incorporating drawers, roll top worksurfaces over. Part tiled walls. Inset stainless steel sink, mixer taps over. Space for gas cooker, space and plumbing for washing machine. Recessed ceiling downlighters. Radiator.

BEDROOM ONE

12' 11" x 10' 11" (3.94m x 3.33m)

Feature triple double glazed windows to the front. Picture rail. Original ornate coving to tall ceiling.

BEDROOM TWO

7' 5" x 6' 6" (2.26m x 1.98m)

Double glazed window to the side. Radiator.

BATHROOM

6' 11" x 5' 4" (2.11m x 1.63m)

Obscure double glazed window to the rear. Heritage style bathroom suite. Bath with side and end panels, shower screen. Tiled walls with midpoint decorative tiled inset. Pedestal wash hand basin. Radiator. Recess to loft. Tall ceiling.

SEPARATE WC

4' 3" x 2' 8" (1.3m x 0.81m)

Obscure double glazed window to the side. Low level WC. Half tiled walls.

OUTSIDE FRONT

Allocated off road parking.

REAR GARDEN

Storage shed to the rear. Drying area. Garden space.

TENURE AND CHARGES

Lease - approximately 150 years remaining.
Maintenance - 50/50 as and when.
Ground Rent - 'zero'.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

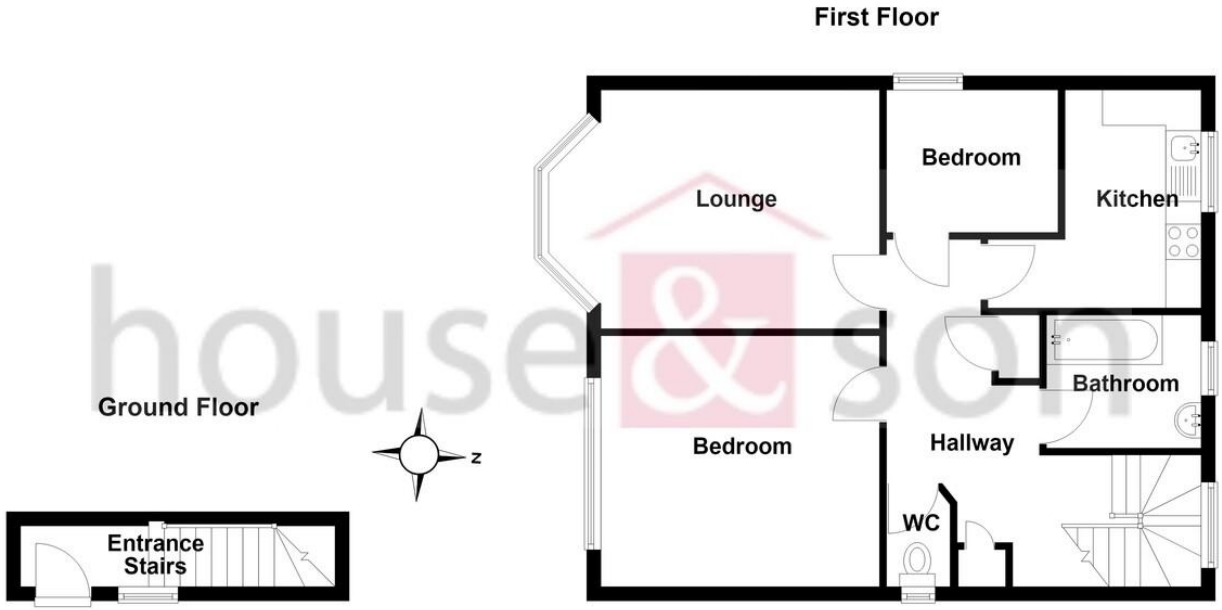
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Total area: approx. 62.5 sq. metres (672.9 sq. feet)

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.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

65 Chatsworth Road BOURNEMOUTH BH8 8SL	Energy rating C	Valid until:	11 August 2036
		Certificate number:	0360-2302-9680-2496-4521

Property type	Ground-floor flat
Total floor area	79 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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