





Flat - Ground Floor (EPC Rating:)

|.., FLAT 5, LORETO 41 CAVENDISH ROAD, DEAN PARK, BOURNEMOUTH, DORSET, BH1 1QZ

Offers Over

£295,000

FEATURES

- Beautiful split-level maisonette within a stunning Victorian conversion
- Three generous double bedrooms arranged over three floors
- Spacious lounge/dining room ideal for entertaining
- Contemporary kitchen/breakfast room with integrated appliances

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Whites Estates
Bill Atherton Estate Agents

3 Bedroom Flat - Ground Floor located in Bournemouth

Beautiful Three Bedroom Split-Level Maisonette | Share of Freehold | Approx. 1,102 sq ft

This beautiful and exceptionally spacious split-level maisonette forms part of the extensive restoration and conversion of one of Bournemouth's most impressive Victorian buildings. Expertly converted in 2016, the property is now offered with a Share of Freehold and a brand new 999-year lease, providing peace of mind for years to come.

Offering approximately 1,102 sq ft (102 sq m) of flexible accommodation arranged over three levels, this unique home combines character, generous proportions and modern finishes, making it an ideal purchase for families, professionals or those seeking a spacious home close to Bournemouth town centre and its award-winning beaches.

Accessed via the first floor of the building, the apartment opens into a welcoming entrance hall. To the left is the first of three generous double bedrooms, whilst to the right is a superb kitchen/breakfast room, fitted with a comprehensive range of contemporary units and integrated appliances, providing an ideal space for everyday living.

Stairs rise to the second level where you'll find an impressive lounge/dining room, flooded with natural light and offering excellent entertaining space. This floor also benefits from a stylish shower room and a further spacious double bedroom.

A further staircase leads to the upper floor, where the principal double bedroom is complemented by a beautifully appointed family bathroom and a useful hallway storage cupboard.

The property's quirky split-level design creates clearly defined living and sleeping spaces, offering excellent flexibility for families, guests, those working from home or professional sharers.

Outside, the apartment enjoys beautifully maintained communal gardens together with an allocated parking space, completing this truly unique opportunity within the highly sought-after Dean Park conservation area.

Accommodation

- Three generous double bedrooms
- Spacious lounge/dining room
- Contemporary kitchen/breakfast room with integrated appliances
- Two modern bathrooms (one shower room and one family bathroom)
- Hallway storage cupboard
- Approx. 1,102 sq ft (102 sq m)

Externally

- Beautifully maintained communal gardens
- Allocated parking space
- Attractive converted Victorian residence
- Prestigious Dean Park location

Additional Information

• Share of Freehold

• Brand new 999-year lease

• Converted in 2016 as part of an extensive restoration of this landmark building

• Character property with spacious split-level accommodation

• Ideal family home, second home or investment purchase

Important Notice Regarding Marketing Photography

Please note: Some of the marketing photographs have been digitally enhanced using AI virtual staging. The property is currently occupied by a tenant and, for marketing purposes, existing furniture and personal belongings have been digitally replaced with virtual furnishings to illustrate the scale and potential of the accommodation. The images should be regarded as indicative only and may not reflect the property's current presentation.

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.

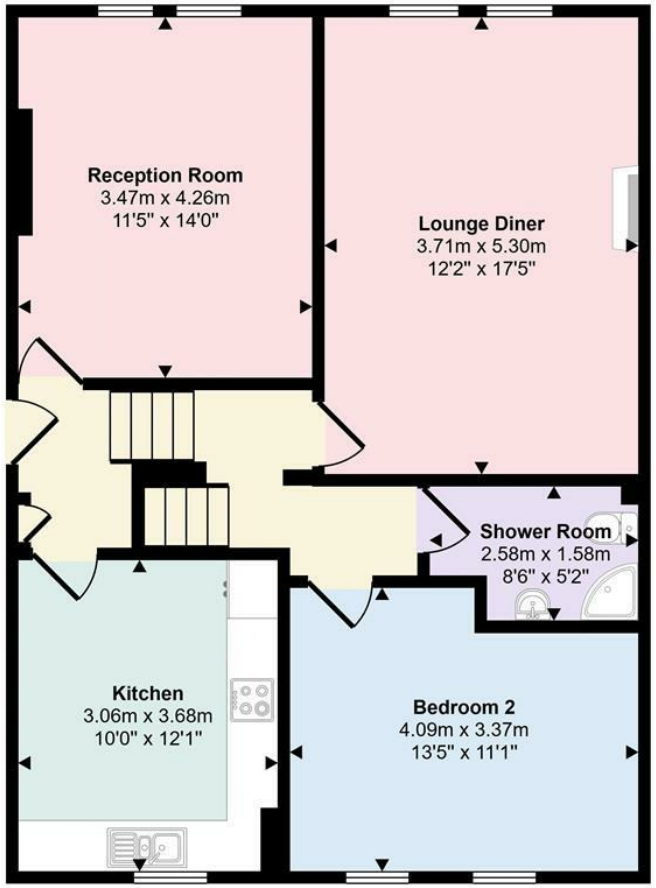




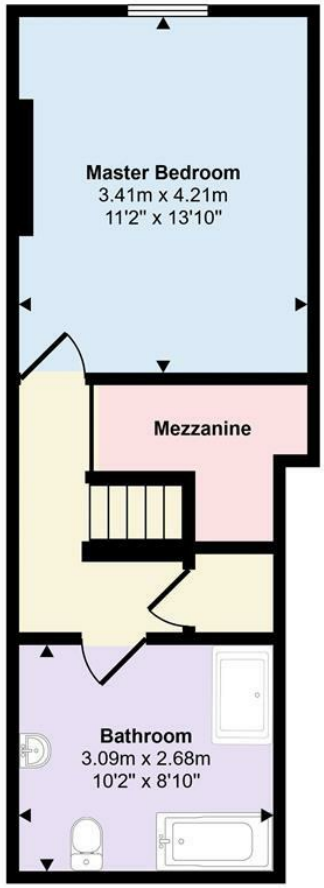




Approx Gross Internal Area
102 sq m / 1102 sq ft



Ground Floor
Approx 74 sq m / 793 sq ft



First Floor
Approx 29 sq m / 309 sq ft

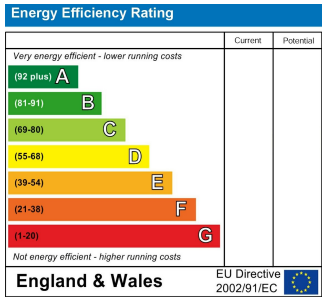
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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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.

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