





HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
Leading Independent Property Professionals Since 1939.

Stunning Part-Share of Freehold ground floor garden flat in character conversion house, located in a premier tree line road, central to Westbourne Village amenities including M&S shopping, cosmopolitan restaurants and the charming Victorian Arcade. The award winning beaches are within close proximity.

This home boasts own private entrance, open planned living room, modern shower room, a good size double bedroom with storage, private enclosed sunny garden to the rear and allocated parking.

A first home or investment property in a highly sought after location.

PRIVATE ENTRANCE

Own private front door.

HALLWAY

4' 2" x 3' 4" (1.27m x 1.02m)

OPEN PLAN LIVING ROOM

12' 4" x 11' 11" (3.76m x 3.63m)

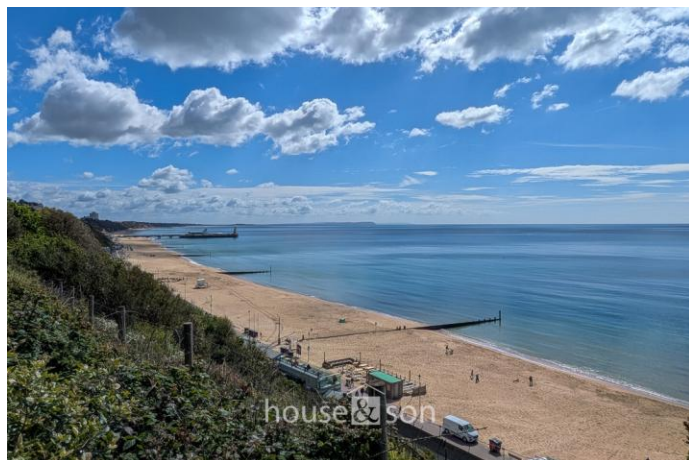
Double glazed window to the rear, allowing an abundance of natural light, with view towards private enclosed sunny rear garden.

Kitchen area: kitchen cabinets, work top surfaces, hob, chimney filter hood. Space and plumbing for washing machine.

SHOWER ROOM

12' 2" x 8' 8" (3.71m x 2.64m)

Modern three piece suite with quadrant shower. Pedestal wash hand basin and low level WC.



BEDROOM

11' 4 into wardrobe" x 12' 0" (3.45m x 3.66m)

Double glazed window to the side. Built in storage/wardrobe.

OUTSIDE

Communal Pathway leading to a Private Front Door entry to Ground Floor Flat 5.

Rear Garden:

Private Fence ,sunny, easy maintenance garden ideal for dining and relaxing.

PARKING

Allocated private space to Parking Bay

TERMS OF TENURE

Part Share Of Freehold

125 years left on the lease from April 2008

Maintenance is approximately £1000 PA

COUNCIL TAX

Council Tax Band- C

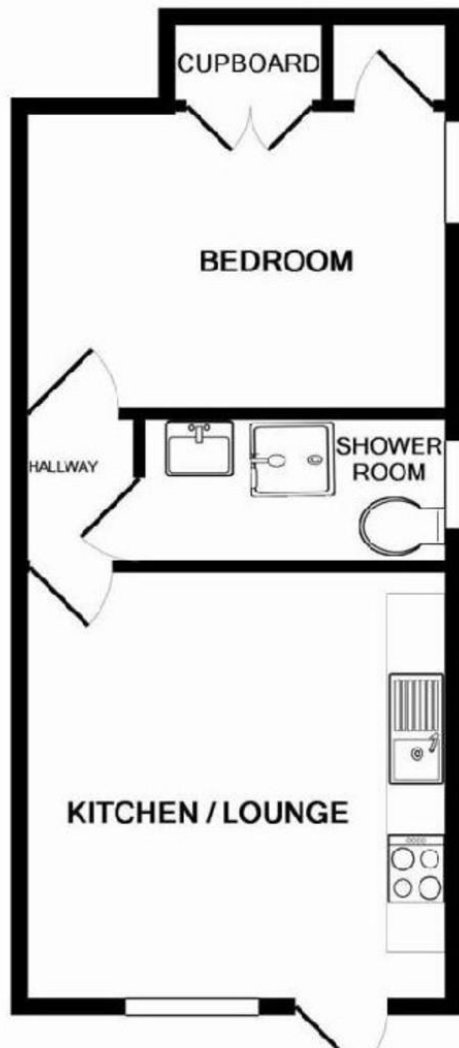
DISCLAIMER

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.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 5
62 R L Stevenson Avenue
BOURNEMOUTH
BH4 8EG

Energy rating
D

Valid until: 7 June 2033

Certificate number: 0123-9457-5962-7624-1602

Property type

Ground-floor flat