

- Location, Location, Location!
- Gated Character Freehold House
- Just a few hundred yards of Bournemouth Beach!
- Lovingly modernised - Many original features

Bath Road, East Cliff, Bournemouth, Dorset BH1 2ES

Guide Price £750,000

Location, Location, Location! A rare opportunity to acquire one of the few remaining original houses in Bournemouth town centre, within walking distance of the beach; enviably located on the East Cliff side of town and just a few hundred yards of Bournemouth's 'golden sands' and the famous Pier.



Property Description

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This gorgeous semi-detached character home exudes charm and has been lovingly modernised over the years; upgraded with the utmost care, retaining many fine features and much of the original character, making this feel a very special property indeed.

Believed to have been constructed around the turn of the century, the property forms one third of an original Victorian coach house. The superbly presented accommodation is set out over two floors. To the ground floor there is a very impressive conservatory entrance, an impressively large central reception/dining hall with stunning feature fireplace; a generous 24ft sitting room with feature fireplace and large bay window and a well fitted kitchen/breakfast room. Stairs rise from the reception hallway to the first floor landing, from where the two bedrooms and bathroom can be accessed. The main bedroom is particularly generous at over 21ft in length and benefitting a dual aspect, a feature fireplace and fitted wardrobes and bedroom furniture. The guest bedroom is a generous double bedroom with fitted bedroom storage furniture. The well modernised bathroom features a bath and separate quadrant shower cubicle.



Set in private grounds positioned to the front of the property, the home is accessed via a large pair of hard wood gates. A



driveway provides parking for two/three standard vehicles; with one side of the front laid out as a designated garden area, with ample space for a table and chairs, providing the perfect spot to while away the afternoon sunshine. A useful storage shed may also be purchased separately.

Agents comments: A truly unique and rarely available Freehold property, just moments from Bournemouth beach; with many noteworthy features. An internal viewing is considered essential to fully appreciate this outstanding character home.



CONSERVATORY ENTRANCE

21' 6" x 7' 2" (6.55m x 2.18m)

RECEPTION / DINING HALL

16' 0" x 15' 0" including stairs & chimney (4.88m x 4.57m)

LOUNGE

24' 0" x 15' 0" inc chimney (7.32m x 4.57m)

KITCHEN BREAKFAST ROOM

15' 6" x 8' 1" (4.72m x 2.46m)

FIRST FLOOR LANDING

20' 3" x 3' 0" to 3' 4" max into recess (6.17m x 0.91m to 1.02m)

BEDROOM ONE

21' 4" x 15' 1" (6.5m x 4.6m)

BEDROOM TWO

12' 2" x 11' 3" (3.71m x 3.43m)

BATHROOM

12' 0" x 7' 6" (3.66m x 2.29m)



OUTSIDE - GARDENS & PARKING

Located to the front of the property behind double gates and enclosed with high level wall and fencing.

TENURE & CHARGES

We are advised the tenure is Freehold.

Council Tax Rating - Band D = £2254.94 (2025/26)

EPC - Current rating 'D'

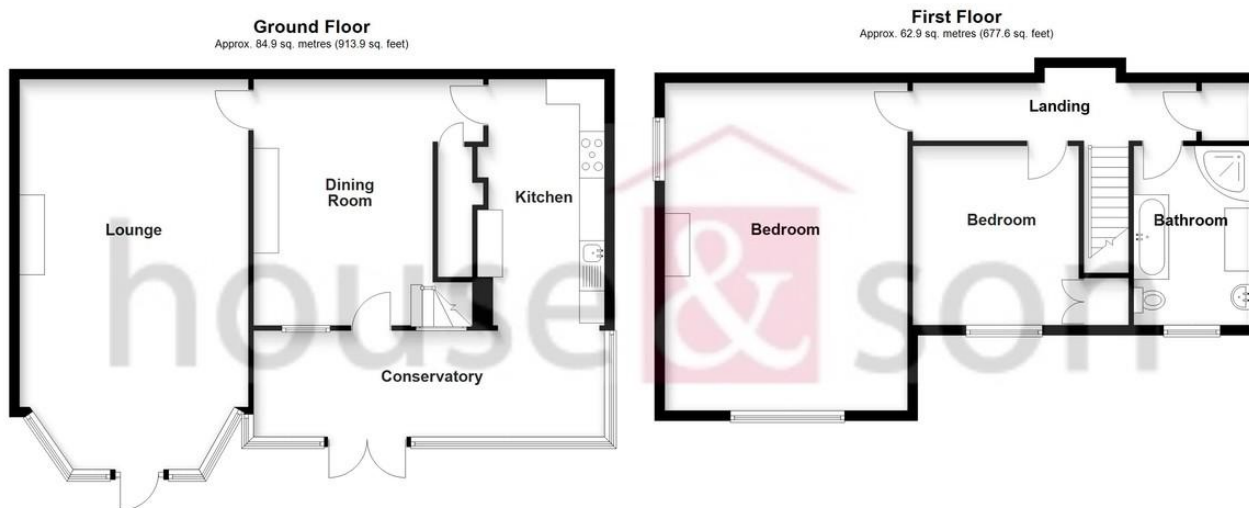
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Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

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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