

19, Braidley Road, Bournemouth, BH2 6JX



Property overview

Guide Price £725,000

A rare opportunity to acquire a substantial detached Art Deco home, enviably positioned on the sought-after Bradley Road in the prestigious Meyrick Park area of Bournemouth.

Offering spacious and versatile accommodation arranged across three floors, this distinctive residence extends to approximately 2,700 sq. ft. and enjoys an unusual 'upside-down' configuration, designed to maximise light and outlook from the principal living spaces.

The ground floor comprises an entrance hall, inner hallway with storage, three generous double bedrooms — each benefitting from an en-suite — together with a family bathroom and versatile music room/second reception, ideal as a fifth bedroom, home office or additional living space.

Occupying the first floor are the main entertaining areas, including an open-plan lounge and dining room, kitchen/breakfast room, utility/WC and fourth bedroom, all creating an adaptable layout suited to modern family living. A particular feature of the home is the second-floor turret room, opening onto an impressive c.34ft roof terrace, providing an elevated space for entertaining or relaxing.

Externally, the property enjoys a landscaped frontage with driveway parking for multiple vehicles, a detached double garage and a tiered rear patio garden offering privacy.

Ideally located for the lifestyle amenities of Meyrick Park, the property is within approximately 0.3 miles of the golf club and scenic walks, around 0.8 miles from Bournemouth's award-winning beaches and pier, and conveniently placed for Bournemouth town centre, Charminster's popular bars and restaurants, and direct access to the A338/Wessex Way for commuting further afield.



Accommodation

Approach and Parking:

Driveway leads to garage providing parking for multiple vehicles, incorporating turning/additional parking section, steps and path lead to side path and front door.

Entrance Hall: 15' 8" max x 5' 10" max (4.77m x 1.78m)

Obscured windows to side aspect, security system control panels, radiator x 2, stairs to first floor, under stairs dog house, recessed coat/hanging space, opening to:

Inner Hall: 19' 4" max x 8' 3" max (5.89m x 2.51m)

Doors to accommodation and door to:

Cupboard: 2' 7" x 1' 8" (0.79m x 0.51m)

Providing storage, housing broadband feed.

Bedroom One Lobby: 3' 3" x 3' 1" (0.99m x 0.94m)

Doorway to bedroom one, glazed door to bathroom.

Bedroom One: 15' 10" max x 11' 8" max to front of chimney breast (4.82m x 3.55m)

Range of fitted wardrobes and drawers, window to front and side aspect, radiator.

En-Suite: 13' 0" x 8' 3" (3.96m x 2.51m)

Fully tiled walls and floor, window to front aspect, twin sinks with storage below, built in storage, WC with concealed cistern, radiator, ladder style towel radiator, shower enclosure with (mixer controls and shower head over), inset bath (with taps and handheld attachment over).

Bedroom Two: 15' 11" max x 9' 6" max (4.85m x 2.89m)

Range of fitted wardrobes, window to side aspect, radiator, obscured glass door to:

En-Suite: 7' 3" max x 3' 2" max (2.21m x 0.96m)

Spotlights, fully tiled walls and floor, shower enclosure (with mixer controls and handheld attachment over), wash hand basin, ladder style towel radiator, WC.

Bedroom Three: 12' 7" x 9' 4" (3.83m x 2.84m)

Window to side aspect, radiator, range of fitted wardrobes, double doors to:

En-Suite: 7' 9" x 3' 9" (2.36m x 1.14m)

Window to rear aspect, ladder style towel radiator, wash hand basin, WC, tiled shower enclosure (with mixer controls and handheld attachment over).

Family Bathroom: 9' 11" max x 6' 4" max (3.02m x 1.93m)

Spotlight, porthole window to rear aspect, ladder style towel radiator, pedestal wash hand basin, space p-shaped bath with mixer controls and handheld attachment over, WC, doors to airing cupboards:

Airing Cupboard One: 3' 1" x 1' 2" (0.94m x 0.36m)

High level cupboard providing storage and housing gas fired boiler.

Airing Cupboard Two: 3' 1" x 2' 5" (0.94m x 0.74m)

Housing mega flow unvented hot water cylinder, providing some storage.

Reception Room/Potential Bedroom Five: 17' 2" x 11' 1" (5.23m x 3.38m)

Spotlights, windows to side aspect, radiator x 2, sliding patio doors to garden with security grill.

First Floor Landing: 19' 3" max x 14' 9" max (5.86m x 4.49m)

Stairs to turret floor, doors to accommodation.

Sitting Area: 14' 9" max x 12' 10" max (4.49m x 3.91m)

Windows to front aspect, radiator x 2, open with lounge area, door to:

Wrap Around Balcony:

Enclosed by dwarf wall, overlooking front garden laid to artificial grass.

Lounge Area: 15' 10" max x 12' 10" max (4.82m x 3.91m)

Windows to side and front aspect, radiator x 2, feature fireplace, two openings to dining room.

Dining Room: 16' 0" max x 11' 4" max (4.87m x 3.45m)

Window to side aspect, radiator, door to hallway.

Kitchen/Breakfast Room: 16' 3" max x 11' 1" max (4.95m x 3.63m)

Spotlights, window to side and rear aspect, range of eye and base level units, composite 1 ½ bowl sink/drain, integrated appliances (Miele induction hob with extractor over, oven/grill, microwave), space for American style fridge/freezer, and space for dishwasher, island/breakfast bar with storage below, space for appliances, radiator.

Bedroom Four: 12' 8" x 9' 4" (3.86m x 2.84m)

Window to side aspect, radiator, built in wardrobe.

Utility/WC: 6' 3" x 5' 9" (1.90m x 1.75m)

Obscured window to rear aspect, fully tiled walls, worktop with sink over and space for appliances below (washing machine and dryer), WC with concealed cistern, radiator.

Turret Room (on second floor): 19' 6" max x 8' 4" max (5.94m x 2.54m)

Stairwell from hallway (with putlog holes), service hatch, window to front, rear and side aspect, radiator, step and door to:

Roof Terrace: 34' 10" x 33' 7" (10.61m x 10.23m)

External lights, speakers, enclosed by dwarf wall and art deco style balustrade, outside tap, 360-degree views of surrounding area.

Front Garden:

(Raised and secluded from the street). Mainly laid to lawn (retaining wall and steps from driveway), established trees and shrubs bordering, path leads to front door and side path, enclosed by wall and wrought iron vehicular gates at the front

Rear External:

Patio area with tiered stone terrace backdrop with planting, laid to flag stone, path and door to garage.

Double Garage: 16' 1" max x 15' 0" max (4.90m x 4.57m)

Power and light, up and over door from drive, pedestrian door from rear patio area.

Agents Note: The current owners have undertaken an extensive programme of improvements throughout the property, including upgraded plumbing and heating with Italian radiators, re-plastering and redecoration, bespoke handmade internal doors and fitted furniture, additional en-suite facilities, CAT6/SAT cabling, upgraded insulation, landscaped external works with additional parking, and enhancements to the roof terrace including balustrading, lighting and insulation systems. Further benefits include security cameras, cavity wall insulation and electric upgrades to the garage. Purchasers are advised to make their own enquiries regarding any guarantees, permissions or specifications.

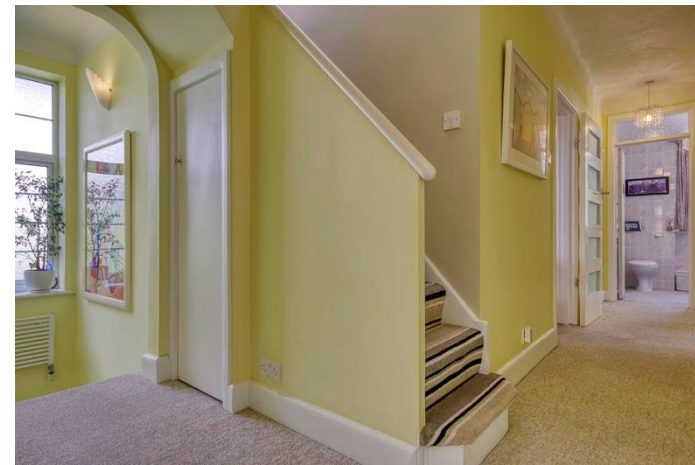
Whilst extensively improved internally by the current owners, purchasers should be aware that a previous schedule of recommended maintenance works (2024) identified certain external items requiring attention, including smaller pitched roof sections, exterior decoration, minor terrace repair, balustrade maintenance and garage roof improvements. Further information is available upon request, and buyers are advised to make their own enquiries.

Photography























Floor Plan



Energy performance certificate (EPC)

19 Braidley Road BOURNEMOUTH BH2 6JX	Energy rating	Valid until:	27 April 2035
	D	Certificate number:	0310-2975-2440-2625-3901

Property type	Detached house
Total floor area	202 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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