

Connells

Bourne House Irving Road
Bournemouth

# Bourne House Irving Road
# Bournemouth BH6 5BG

for sale guide price
**£325,000**







## Property Description

Connells Southbourne are pleased to offer this beautifully presented character apartment in a prime Southbourne location, just half a mile from Southbourne Beach and only moments from the vibrant Southbourne Grove.

This stylish home seamlessly blends period charm with contemporary living, featuring a stunning entrance sun room, elegant bay-fronted sitting room, bespoke kitchen, two generous double bedrooms and a luxurious family bathroom. Finished to an exceptional standard throughout, the property retains a wealth of character including high ceilings, decorative coving, shutters and period style detailing.

Outside, a private courtyard garden provides a low maintenance space for relaxing and entertaining.

Ideally positioned for Southbourne's award winning coastline and the ever popular Southbourne Grove, residents can enjoy an excellent selection of independent cafés, bars, restaurants and boutique shops right on the doorstep.

An exceptional coastal home combining character, style and convenience in one of Bournemouth's most sought-after locations.

## Entrance Sun Lounge

Entered directly from the front door, this exceptional sun room creates an impressive introduction to the property. Featuring a striking pitched glazed roof and wraparound windows, the space is bathed in natural light and offers a peaceful setting for morning coffee, reading, or entertaining. A unique addition to the home, it serves as a versatile extra reception space while enhancing the property's sense of light and openness.

## Entrance Hall

Large storage cupboard. Doors to all rooms.

## Kitchen / Sitting Room

A beautifully presented open plan living space, perfectly combining character and contemporary style. It enjoys a large bay window with traditional shutters, allowing an abundance of natural light to flood the room, while high ceilings, decorative coving and bespoke wall panelling add charm and period character.

The kitchen has been thoughtfully designed and fitted with an attractive range of shaker style units complemented by solid work surfaces, a Belfast sink and quality integrated lighting. Wall and base cabinetry provides excellent storage and there is space for a freestanding cooker. The open plan layout creates a sociable environment, ideal for modern living, with a useful breakfast bar subtly defining the two spaces. Finished to a high standard throughout, this stylish living area forms the heart of the home.

## Bedroom One

A spacious principal bedroom featuring a striking bay window with shutters, high ceilings and ornate period detailing. The room offers excellent space for a king size bed and wardrobes.

## Bedroom Two

A well proportioned double bedroom featuring high ceilings, a large sash style window allowing for excellent natural light, and attractive period detailing. Tastefully presented with decorative wall panelling and ample space for freestanding furniture.

## Bathroom

Beautifully appointed and full of character, this stylish family bathroom blends contemporary fittings with classic design features. Comprising a freestanding roll top bath with shower over, twin countertop wash hand basins set within a bespoke vanity unit, and low level WC. Attractive wall panelling, statement marble effect tiling and wood effect flooring create a luxurious feel throughout, while a heated towel rail and useful storage complete this elegant space.

## Outside

A pretty and enclosed courtyard garden designed for ease of maintenance and year round enjoyment. Featuring a paved terrace with space for outdoor furniture, established planting and a good degree of privacy, the garden provides a peaceful setting for unwinding outdoors.

There is one allocated parking space conveyed with the property.

## Agents Notes;

Lease: Share of Freehold - 999 years from 24th June 2007

Service Charge: TBC

Ground Rent: £0 Share of freehold

Council Tax Band - BCP Band B

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









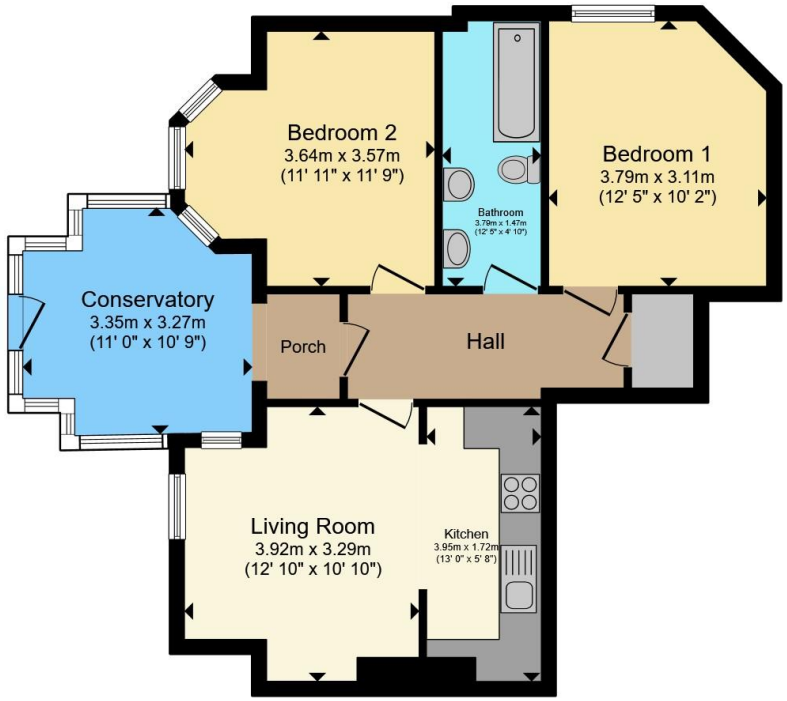


Atomic Habits


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## Ground Floor

Total floor area 57.7 m² (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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**E southbourne@connells.co.uk**

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/SBN306836**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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