



**HEARNES**

WHERE SERVICE COUNTS



## Braeside Road, St. Leonards, BH24 2PQ

A delightful, private and established plot (around 0.15 acres), plenty of parking/turning and garaging for up to three cars, are just a few features of this impeccably presented, detached chalet home that has been owned and enjoyed by the same family since it was new in the 1960's.

This charming property, whilst very well maintained, still offers a buyer the potential to further improve or extend (stpp) if needed and is incredibly conveniently located for access to Avon Heath & Moors Valley Country Parks, Lions Hill Nature Reserve & the Castleman Trail, making it perfect for anyone who enjoys walking or has dogs.

The first floor lies host to three bedrooms (all with plenty of useful storage) and a family bathroom. The flexible ground floor comprises a welcoming reception hall, a study/4th bedroom (with en-suite shower room), a dual aspect sitting room, formal dining room and large, fitted kitchen/breakfast room.

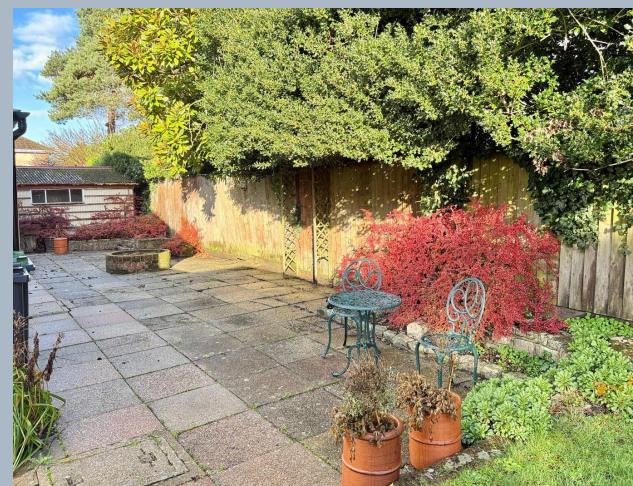
The rear garden is private and can be accessed by a door from the kitchen/breakfast room and sliding doors from the formal dining room. It is enclosed by fencing, mature trees shrubs and hedging, offering high levels of privacy and seclusion. There is a paved seating area and well-kept lawn. Access to the front is via a wrought iron gate.

The driveway sweeps round to the detached double garage and additional parking and is suitable for cars/boats/motorhomes etc. It also extends to the other side of the property to an additional single garage.

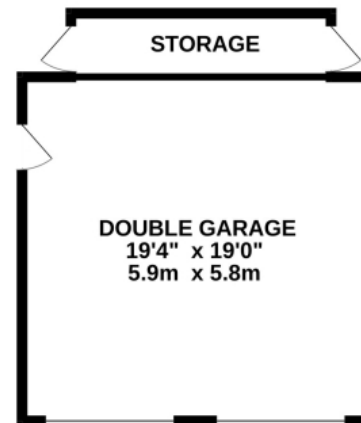
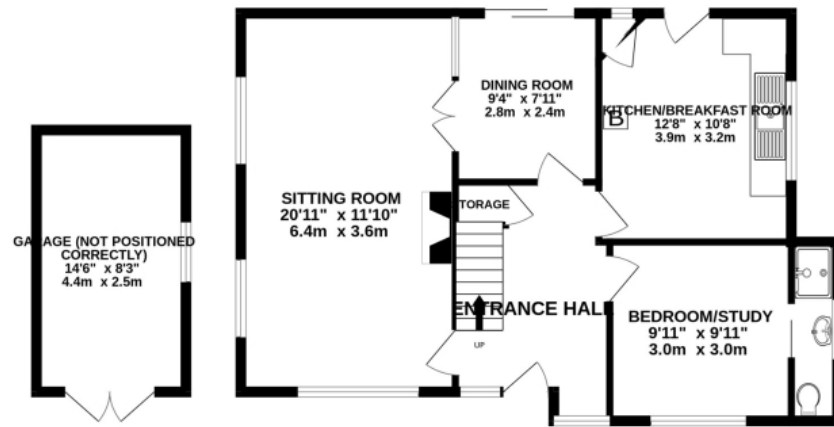
**Local Authority:** Dorset

**Council Tax Band:** F

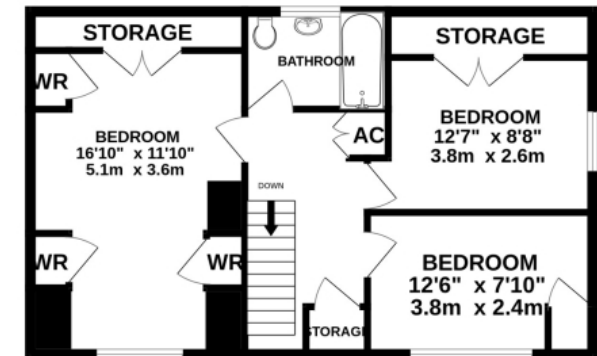
**Energy Performance Certificate:** D



GROUND FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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