





HOUSE AND SON

House and Son are delighted to be able to offer for sale this stylish four double bedroom maisonette in the sought after BH3/Winton Banks location. The accommodation is versatile comprising own entrance porch, two first floor double bedrooms, 17ft lounge into bay, character features throughout, kitchen/breakfast room, family bathroom, separate WC, two further second floor bedrooms and further bathroom. Externally, there is a private sunny garden and garage to rear. This property is located in one of the most sought after postcodes in Bournemouth with local amenities including high street, shopping, good choice of primary and secondary schools including Grammar, public services, recreational parks and travel links to further afield.

This home is not to be missed. The seller is motivated, as has found a vacant property to purchase.

ENCLOSED PORCH

Double glazed door to entrance porch.

ENTRANCE PORCH

Provision for shoes/coats etc. Porta phone entry system.
Multi panelled glazed front door to entrance hall.

ENTRANCE HALL

Spacious reception entrance hall. Wide tread stairs leading to first floor landing. Feature tall glazed windows to side aspect with coloured leaded and stained glass detail.

FIRST FLOOR LANDING

Access to all principal rooms. Return stairwell to second floor. Part galleried landing.



LOUNGE/SITTING ROOM

17' 0 into bay" x 13' 0" (5.18m x 3.96m)

Southerly aspect, enjoying a vantage view along tree lined road. Double glazed bay window. Feature stone surround fireplace with display mantle, step up stone hearth. TV aerial connection point, telephone connection point. Original character features including deep skirting boards, picture rail, tall ceiling and original coving. A bright and airy room.

KITCHEN/BREAKFAST ROOM

10' 2 plus bay" x 10' 10 max" (3.1m x 3.3m)

Double glazed bay window with view over Lonsdale Road. One and half bowl stainless steel sink unit and drainer, mixer taps over. Fitted range of kitchen cabinets finished in "high gloss" white. Fitted range of eye level units, with finishing pelmets. Fitted range of base units, incorporating drawers, contrasting work top surfaces over with upstands. Concealed lighting. Built in four ring gas hob, electric cooker filter hood over. Space and plumbing for washing machine, space for fridge/freezer. Recessed ceiling downlighters. Radiator. Part tiled walls to principal kitchen area.



FIRST FLOOR BEDROOM ONE

15' 4" x 14' 8" (4.67m x 4.47m)

Feature off set double glazed bay window with view over St. Luke's Road. Built in five door wardrobe set. Deep skirting boards, picture rail, original coved ceilings. Radiator.

BEDROOM TWO/DINING ROOM

13' 1 " x 8' 8 plus bay" (3.99m x 2.64m)

Double glazed bay window to front, view towards Wimbourne Road. Deep skirting boards, picture rail and original coving. This room is currently arranged as dining room. A charming room with versatile use.

BATHROOM

10' 3" x 8' 0" (3.12m x 2.44m)

Obscure double glazed window. A water proofed floor with walk in shower. Fitted electric shower. Bath with side and end panels, taps over. Pedestal wash hand basin. Built in two door storage closet with shelving and radiator. Towel rail.

SEPARATE WC

4' 9" x 3' 0" (1.45m x 0.91m)

Obscure double glazed window. Low level WC. Radiator.







STAIRS TO SECOND FLOOR LANDING

Newell posts, hand rail. Stairs rising to second floor landing. Feature part vaulted ceiling, inset double glazed window. Display shelf. Spacious reception landing with all rooms leading off.

BEDROOM THREE

11' 2 max" x 12' 1" (3.4m x 3.68m)

Feature eaved ceiling. Inset velux style double glazed window. Access to eaves. Radiator.

BEDROOM FOUR

15' 3" x 9' 1 plus recess for wardrobe" (4.65m x 2.77m)

Feature eaved ceiling. Inset double glazed velux style. Access to eaves.

AGENT'S NOTE

Bedroom three and bedroom four have restricted head height.

BATHROOM

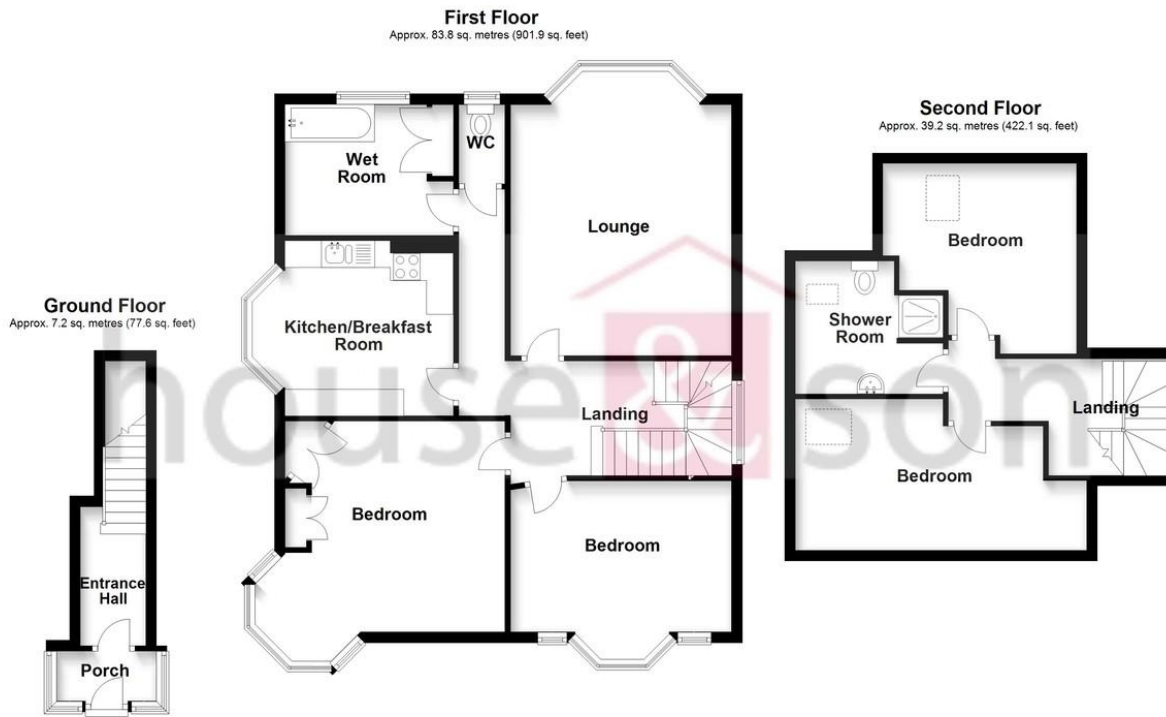
Full height tiled shower with fitted tray. Electric shower. Part eaved ceiling with inset velux window. Radiator. Extractor fan. Pedestal wash hand basin. Low level WC. Recessed ceiling downlighters.

OUTSIDE FRONT

45' 0 width" x 20' 0 depth approx" (13.72m x 6.1m)

Situated on a generous corner plot with low boundary, original feature red brick wall with screening fence over. Inset wooden 6ft gate. Block paved pathway to entrance porch. The entire corner plot, as seen, is conveyed with this home. There are feature established border, a wooden fence enclosure, with inset gate, picket leading onto the lawned garden which enjoys a high degree of seclusion owing to the mature shrubs and screening fence. There are various seating areas and summer house.





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 556008)
Plan produced using PlanUp.



31/07/2023, 15:13

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Energy performance certificate (EPC)

6a St. Lukes Road BOURNEMOUTH BH3 7LT	Energy rating C	Valid until: 13 April 2033
		Certificate number: 5037-0824-9200-0727-5292

Property type
Mid-floor flat