





HOUSE & SON

House & Son are delighted to offer for sale this exceptional home in the sought after BH9 location of Bournemouth with views over Pavilion and recreational park of Winton.

This home boasts own private front door entrance, a spacious interior throughout, a part share of freehold and new lease upon completion.

The property benefits from the fresh crisp décor throughout including "on-point" newly fitted carpets. The accommodation comprises of own private entrance, spacious reception landing with feature tall ceilings throughout, a generous lounge with view over recreational park, kitchen/breakfast room filled with natural light being south westerly aspect, three double bedrooms with an abundance of character features throughout, en-suite and family bathroom (access to eaves for storage). Externally, there is a private south westerly aspect garden, secure 6ft double gates and parking for several vehicles.

The property is classic Edwardian home, converted into two flats in the 1990,s. Recently a new roof has been completed. Further benefits of part share of freehold (see agent's note) and new 999 years upon completion. A rare gem of home is an enviable location. Not to be missed!



PRIVATE ENTRANCE

Private wooden front door to entrance lobby.

ENTRANCE LOBBY

Obscure double glazed window, natural light, stairs rising to first floor landing.

FIRST FLOOR LANDING

10' 3 max" x 9' 3" (3.12m x 2.82m)

Feature original leaded and stained glass window. Radiator. Feature newel posts and hand rails. Spacious reception landing with all principal rooms leading off. Tall ceilings, original picture rails, door architraves and panelled doors. A sense of space and classic style.

LOUNGE

17' 9 into bay" x 14' 2" (5.41m x 4.32m)

Easterly aspect with view over the recreational grounds. Double glazed bay window to front. Tall ceilings. Picture rail. Two radiators. A generous room with an abundance of natural light.

KITCHEN/DINER

16' 0" x 12' 5" (4.88m x 3.78m)

Two double glazed windows to rear, westerly aspect. Bright and light room. Stainless steel sink unit and drainer, swan neck taps over, range of fitted eye level units, complementing range of base units, roll top work surfaces over, part tiled walls, inset four ring gas hob, concealed filter hood over, single combination electric oven. Space for fridge/freezer, space and plumbing for washing machine. Radiator.

DINING AREA

Feature cast iron fireplace. Picture rail. Provision for good size table and chair set. An inviting entertaining room.

BOILER ROOM/STORAGE

5' 3" x 2' 8" (1.6m x 0.81m)

Accessed directly off the first floor landing, comprising gas fired combination boiler and storage.



FIRST FLOOR BEDROOM THREE

14' 0" x 12' 3" (4.27m x 3.73m)

A charming feature room with off set double glazed bay window with view over the recreational park. Feature iron cast fireplace surround. Tall ceilings, filled with natural light. Radiator.

FIRST FLOOR BATHROOM

9' 0 max" x 8' 9" (2.74m x 2.67m)

Four piece bathroom. Obscure double glazed window to side. Bath with tiled side and end panels, mixer taps over







with shower attachment. Pedestal wash hand basin and low level W.C. Shower cubicle with glazed enclosures, fitted electric shower. Storage cabinet with shelving. Half tiled walls, tiled floor, picture rail and extractor fan.

STAIRS TO SECOND FLOOR

The attention to detail, with newel posts hand rail, spindles complement the original feature stairwell. Part vaulted ceiling. Stairs leading to second landing. Tall head heights.

MASTER BEDROOM

13' 8" x 12' 10" (4.17m x 3.91m)

Dual aspect double glazed windows with a south and westerly aspects. Radiator. Part eaved ceilings, recessed LED down lighters. Full height ceilings. A character room with en-suite.

EN-SUITE

7' 5" x 5' 8" (2.26m x 1.73m)

Feature eaved ceilings. White enamelled bath with tongue and grooved side panel, mixer taps over, shower attachment. Pedestal wash hand basin, low level W.C. Radiator. Half tiled walls, velux style window with westerly aspect. A naturally light room.

BEDROOM TWO

18' 9" x 8' 5" (5.72m x 2.57m)

Double glazed window with view over the park. Radiator. Feature ceilings. Access to eaves and storage, LED downlighters. A character room with the view.

OUTSIDE

Private access. Tall 6ft wooden gates from Leamington Road. Dual opening gates into private garden and parking.

PRIVATE GARDEN

The garden is south westerly aspect, with private patio and wall enclosed for privacy. A nice sunny aspect and easy maintenance.

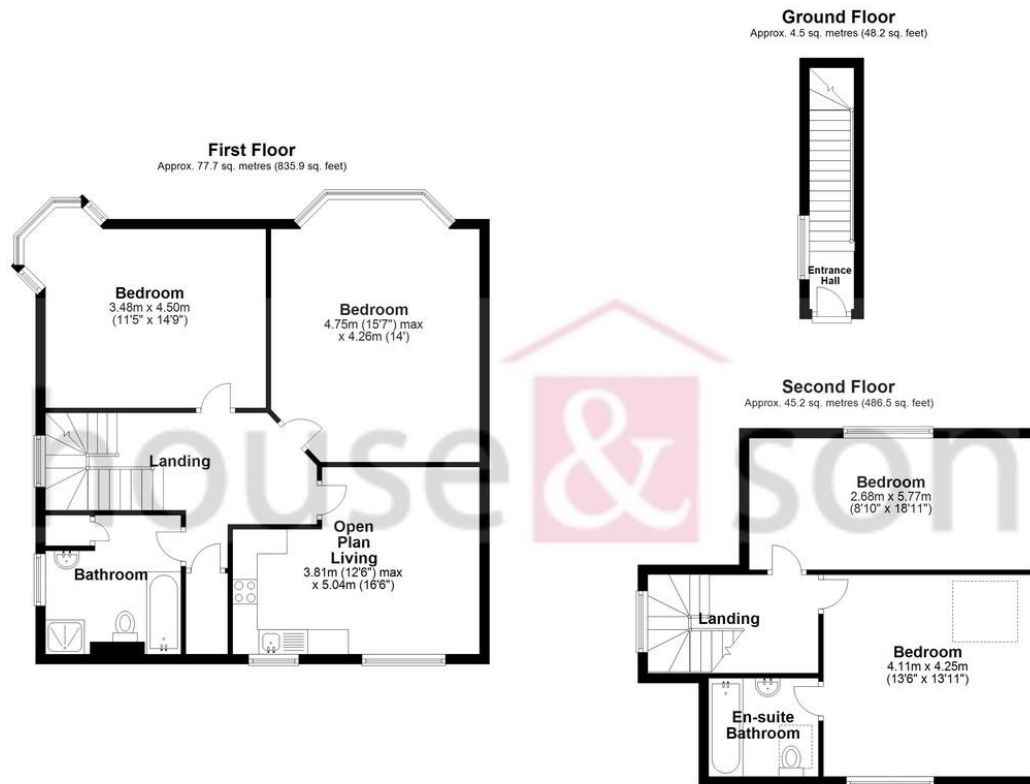
OFF ROAD PARKING

There is secure private parking for several vehicles.

AGENT'S NOTE

The part share of freehold will be conveyed upon the successful sale of the ground floor flat. The part share of freehold will be noted within the sale protocol and all interests are protected by your solicitors.





Total area: approx. 127.3 sq. metres (1370.7 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.



English | [Cymraeg](#)

Energy performance certificate (EPC)

46a Heron Court Road BOURNEMOUTH BH9 1DF	Energy rating	Valid until:	16 May 2032
	D	Certificate number:	9232-4425-1100-0023-6296

Property type	Top-floor maisonette
Total floor area	122 square metres