





HOUSE & SON

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A charming detached chalet featuring three double bedrooms, flexible living accommodation, and an enveloping garden with driveway and detached garage. The property is set in a sought-after location, close to excellent schools and local amenities.

This inviting home is bathed in natural light thanks to its south-facing kitchen and south-west-facing reception rooms, creating a bright and welcoming atmosphere throughout. An ideal home for families, it offers both comfort and potential - the kind of place where you can imagine gatherings with friends, summer barbecues, fireside marshmallows, and cosy winter evenings with a mug of cocoa and long stories shared.

Accommodation

A double-glazed porch, with windows to the front, side, and rear, opens into the entrance hall, providing access to the ground-floor accommodation.

The main living room forms the heart of the home - an inviting space for family life or entertaining, with a bi-fold door opening to the garden. A secondary reception/snug (3.11m x 2.63m) offers additional flexibility and direct access to the garden via patio doors.

The kitchen (4.00m x 3.30m) enjoys a southerly aspect, making it naturally bright and cheerful throughout the day.

The ground floor also features two double bedrooms - one to the front (3.70m x 3.48m) and one to the side (3.48m x



2.74m) - alongside a wet room and separate WC.

Upstairs, a suite-style layout offers a generous bedroom area (4.18m x 3.99m) with twin skylights and a lovely open feel, together with a lounge/utility area (3.47m x 2.34m) and a bathroom, completing the first-floor accommodation.

Outside

The property enjoys an enveloping garden, providing a wonderful setting for outdoor living and entertaining. A detached garage and driveway offer ample parking, while a summer house with twin patio doors and a front window presents an ideal space for a home office or hobby room. A large pizza oven adds an extra touch for alfresco dining.

Location

The home is conveniently positioned close to Castlepoint Shopping Centre, Queen's Park Golf Course, and regular bus routes. It also falls within catchment for several well-regarded schools, including Bournemouth School for Boys and Bournemouth School for Girls. Bournemouth town centre and its award-winning beaches are easily accessible, with the A338 providing straightforward routes for wider travel.

Room Measurements

Porch: Windows to the front and side

Entrance Hall: Window to side, open plan, doors to:

WC: Window to side

Wet Room: Window to side



Kitchen: 4.00m (13'2") × 3.30m (10'10")

Reception Area: 5.26m (17'3") × 3.14m (10'3")

Reception / Snug: 3.11m (10'2") × 2.63m (8'8")

Bedroom 1: 3.70m (12'2") × 3.48m (11'5")

Bedroom 2: 3.48m (11'5") × 2.74m (9'0")







Bedroom 3: 4.18m (13'8") × 3.99m (13'1")

Lounge / Utility: 3.47m (11'5") × 2.34m (7'8")

Garage: Window to side, up-and-over door

Summer House: Window to front, two patio doors

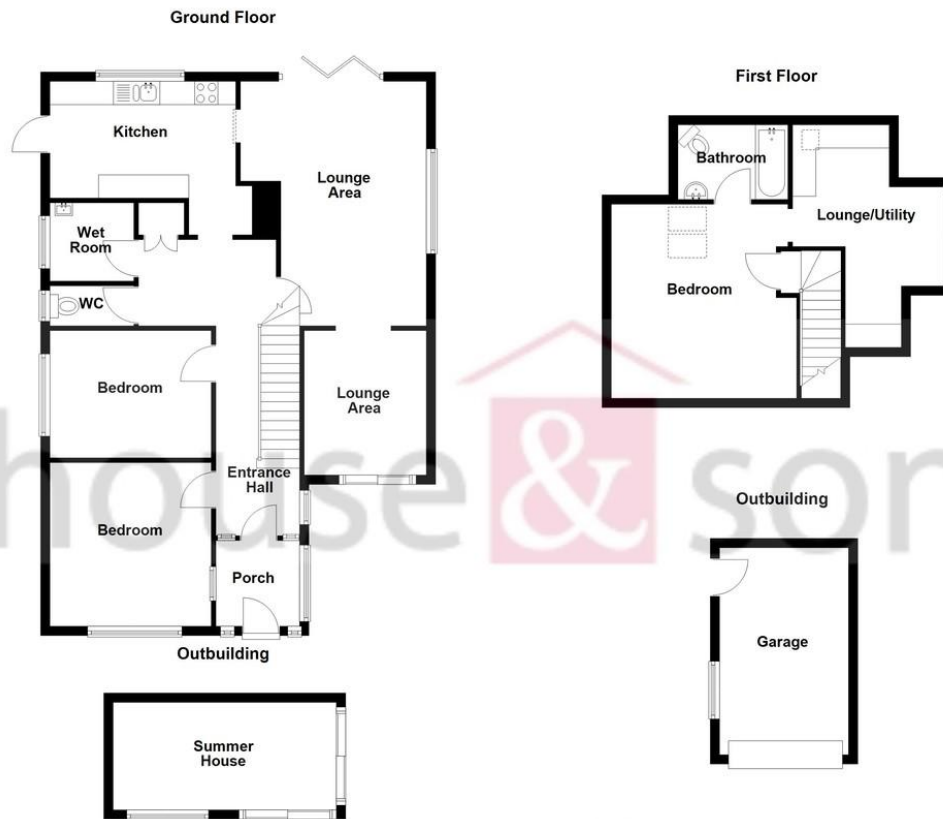
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Total area: approx. 144.8 sq. metres (1558.1 sq. feet)

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Energy performance certificate (EPC)

140 Castle Lane West BOURNEMOUTH BH9 3JZ	Energy rating	Valid until:	8 October 2035
	C	Certificate number:	7590-8418-0622-2506-3053

Property type

Detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.