

Belle Vue Road, BH14



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ESTATE AGENTS

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What it's got.

Welcome to this beautifully presented three-bedroom semi-detached townhouse, offering spacious and versatile living across three thoughtfully designed floors and approximately 1106 sq. ft of accommodation (excluding the garage).

Step through the entrance and discover a modern fitted kitchen, perfectly equipped with sleek cabinetry and integrated appliances. The heart of the home is the extended lounge and dining area, a generous space ideal for entertaining friends or enjoying quiet family evenings, with ample natural lantern light enhancing the welcoming atmosphere, and bi-fold patio doors opening directly onto the lower decking.

Moving upstairs to the first floor, you will find two double bedrooms, each providing built in wardrobes and a main family bathroom. A further flight of stairs take you to the master suite with a Juliet balcony offering views towards the Purbeck hills and Poole Harbour. The room also benefits from its own contemporary & luxurious en-suite shower room.

The garden has been cleverly designed to provide ease of maintenance with a landscaped patio area and steps leading up to a small sheltered lawn and further large lawned area above, the latter complete with decking for alfresco dining. The garden can also be accessed by a pathway from the front door.

Additional features include a garage with remote roller door, ample lighting and sockets, plus an allocated parking space. The property also has access to three first come first served parking spaces on the shared driveway providing secure and convenient parking solutions.

With its thoughtful layout, this home caters perfectly to those seeking flexible accommodation, whether you are working from home, hosting overnight visitors, or simply looking for room to grow. Enjoy the peace of mind that comes with no forward chain, making your move as smooth as possible. In a sought-after location, making it a superb choice for families, professionals, or anyone looking to embrace the best of modern townhouse living.

Service Charge - £220 Per Annum towards shared communal area maintenance.





What the owner says.

“This is the happiest home we have had and the longest we have stayed anywhere. It is a haven of peace and tranquillity, and yet moments from the vibrant Ashley Cross as well as nearby beaches and marinas. The garden is a sun trap especially tucked away in the seclusion of the lower deck relaxing in the hammock, and sundowners on the top deck are a regular feature of summer evenings. A bedroom window glimpse of the Barfleur ferry making its way through the harbour completes the feel of seaside living. We only hope that the new owners will love living here as much as we have.”



Where it is.

The property is ideally positioned close to the vibrant Ashley Cross area, renowned for its array of independent shops, cafes, and restaurants, as well as being within easy reach of excellent transport links, including the nearby train station with regular direct route to Waterloo, London for effortless commuting. The award winning beaches of Sandbanks are just a short distance away as are the town centres of Poole & Bournemouth.





GROSS INTERNAL AREA
 FLOOR 1: 441 sq.ft, 41 m², FLOOR 2: 390 sq.ft, 36 m², FLOOR 3: 275 sq.ft, 26 m²
 TOTAL: 1106 sq.ft, 103 m²
 EXC: GARAGE & DECK
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx. 1106 Sq. Ft in accommodation (excluding garage)
- Well presented town house
- Extended lounge/diner
- Garage plus one parking space
- Close to Ashley Cross & train station
- Energy Rating D
- Three double bedrooms
- Modern fitted kitchen
- Landscaped south facing garden
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.