



2 Monterey, 8 Warren Edge Road,
Southbourne, Bournemouth, Dorset, BH6

Guide Price **£475,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A beautiful home minutes from sandy beaches!

This superb contemporary home is set within Monterey, an exclusive development of just seven individual townhouses constructed by the well regarded local firm Bryant and Trowbridge approximately 7 years ago.

Monterey is ideally located with the areas golden sandy beaches being just a few hundred yards away and the beauty spot of Hengistbury Head also close by which offers wide open spaces and stunning coastal scenery. Southbourne Grove, with its array of independent shops, eateries and transport is a little over 1 mile away and Christchurch and Bournemouth town centres are also easily accessible by road and nearby bus routes which operate direct routes.

If ever there was such thing as a 'turnkey home' this is surely it, having been beautifully looked after and further improved by the current owner it offers contemporary living at its finest along with two double bedrooms, a private garden and allocated off road parking.

Upon entering this stunning home, a spacious open-plan living area greets you, being a generous size at 25' in length and cleverly incorporating living, dining and cooking areas. The living area offers ample space for sofas and other furniture along with a window to the front aspect.

Set to the rear of the open-plan space is the beautifully finished Kitchen/diner, with the kitchen having been fitted with a range of contemporary eye level and base units with under unit lighting and Quartz worktops. There is an inset NEFF induction hob

with a matching fan assisted oven below, integrated dishwasher, washing machine and fridge/freezer, space for a table and sliding doors lead out onto the private garden.

Accessed from the living area, there is also a ground floor WC, with a WC and wash hand basin.

Stairs lead from the living area to the first floor landing where there are two double bedrooms served by a modern bathroom.

The largest bedroom is a good double and offers sliding doors onto a westerly facing balcony. The second bedroom is another good double and offers a window to the rear aspect.

The bathroom has been well finished with a panel enclosed bath with wall mounted shower attachment above, low level flush WC and vanity wash hand basin. The walls are fully tiled and there is a wall mounted stainless steel heated towel rail. A skylight offers natural light and ventilation.

Externally, the property benefits from an off road parking space and a private rear garden which can be accessed from both the open-plan living area and via a gate to the side of the development.

A wonderful permanent or holiday home, an internal inspection is an absolute must!

TENURE: Freehold
COUNCIL TAX BAND: D



KEY POINTS

Stunning two-bedroom home
2-minute walk to beaches
Immaculately presented
25' Open plan Living/Kitchen
Two double bedrooms
Modern Kitchen & Bathroom
Off road parking
Garden



Ground Floor



Floor 1

Approximate total area⁽¹⁾
740 SQFT
68.7 SQM

(1) Excluding balconies and terraces

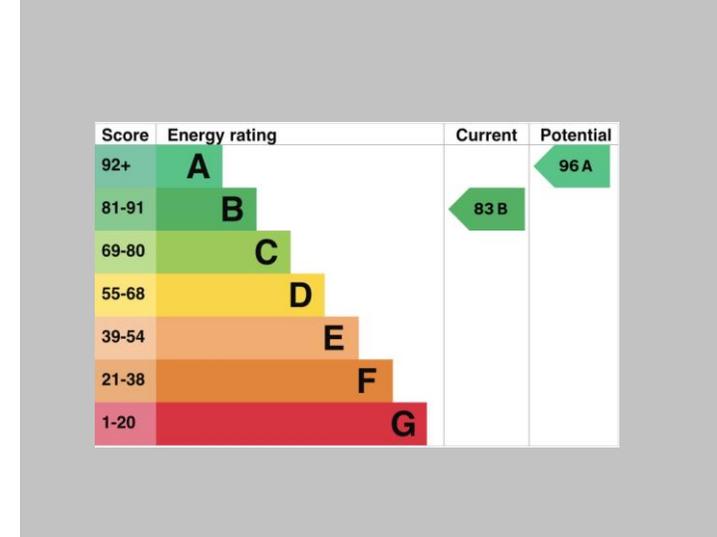
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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