



£3,000,000

2 Clarendon Road, Westbourne, Bournemouth, BH4 8AH



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### Clarendon Road, Westbourne, Bournemouth, BH4 8AH

An impressive and unique Victorian style home situated in one of Westbourne's Premier Roads. The property boasts the main house, the penthouse and the annex, meaning it is the perfect home & income property.

- A RARE ONE OF A KIND PROPERTY
- THREE DWELLINGS (TWO APARTMENTS + HOUSE)
- GREAT HOME AND INCOME
- FINISHED TO THE HIGHEST OF STANDARDS
- FIVE/SIX BEDROOMS
- SUNNY REAR GARDEN + LARGE DRIVEWAY
- EXCELLENT ACCOMMODATION THROUGHOUT
- SHORT WALK TO WESTBOURNE

Local Authority , Tax Band , Tenure: Freehold



## *Westbourne*

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

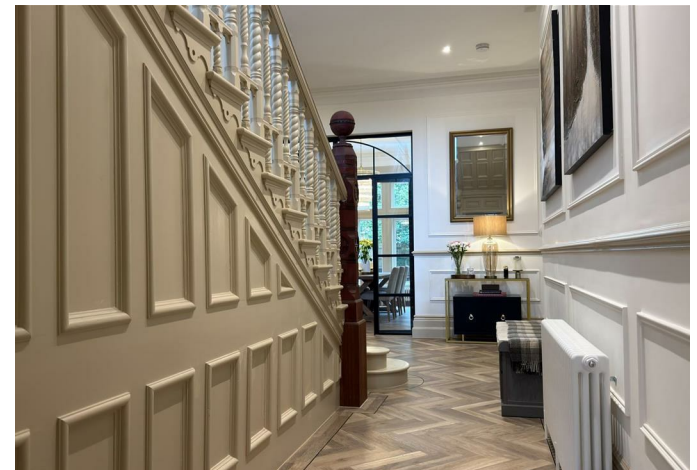
## *Property Comprises*

This substantial Victorian detached freehold property comprises three entirely self-contained dwellings sold together as one: a magnificent five-bedroom principal house, a two-bedroom penthouse occupying the top floor, and a private one-bedroom annexe to the rear of the building. Both additional units are vacant and ready to occupy or let immediately, making this as compelling a proposition for the owner-occupier seeking income as it is for a multi-generational family seeking space and independence under one roof.

The refurbishment of the principal house is of an exceptional standard throughout, with the building's original Victorian character carefully preserved and elevated at every turn. The entrance hall makes an immediate impression: full-height wainscoting and panel moulding, herringbone parquet underfoot, and the original carved staircase rising ahead with its barley-twist spindles, ornate scroll brackets and polished mahogany newel post. The principal reception room is vast — coffered plaster ceilings, deep cornice, a crystal chandelier and a broad garden-facing bay window and opens through to a sun-drenched sitting room enclosed by floor-to-ceiling glazing on three sides.

The open-plan kitchen and dining space is the standout room of the house. A grand Victorian arched alcove forms a dramatic backdrop to the kitchen, finished in pale grey cabinetry with a full-height Calacatta marble splashback and a large marble-topped island. A smoked dark oak cabinet tower with integrated lighting and open shelving divides the space, and a bar-height counter with wine fridge completes an interior designed as much for entertaining as for everyday living.





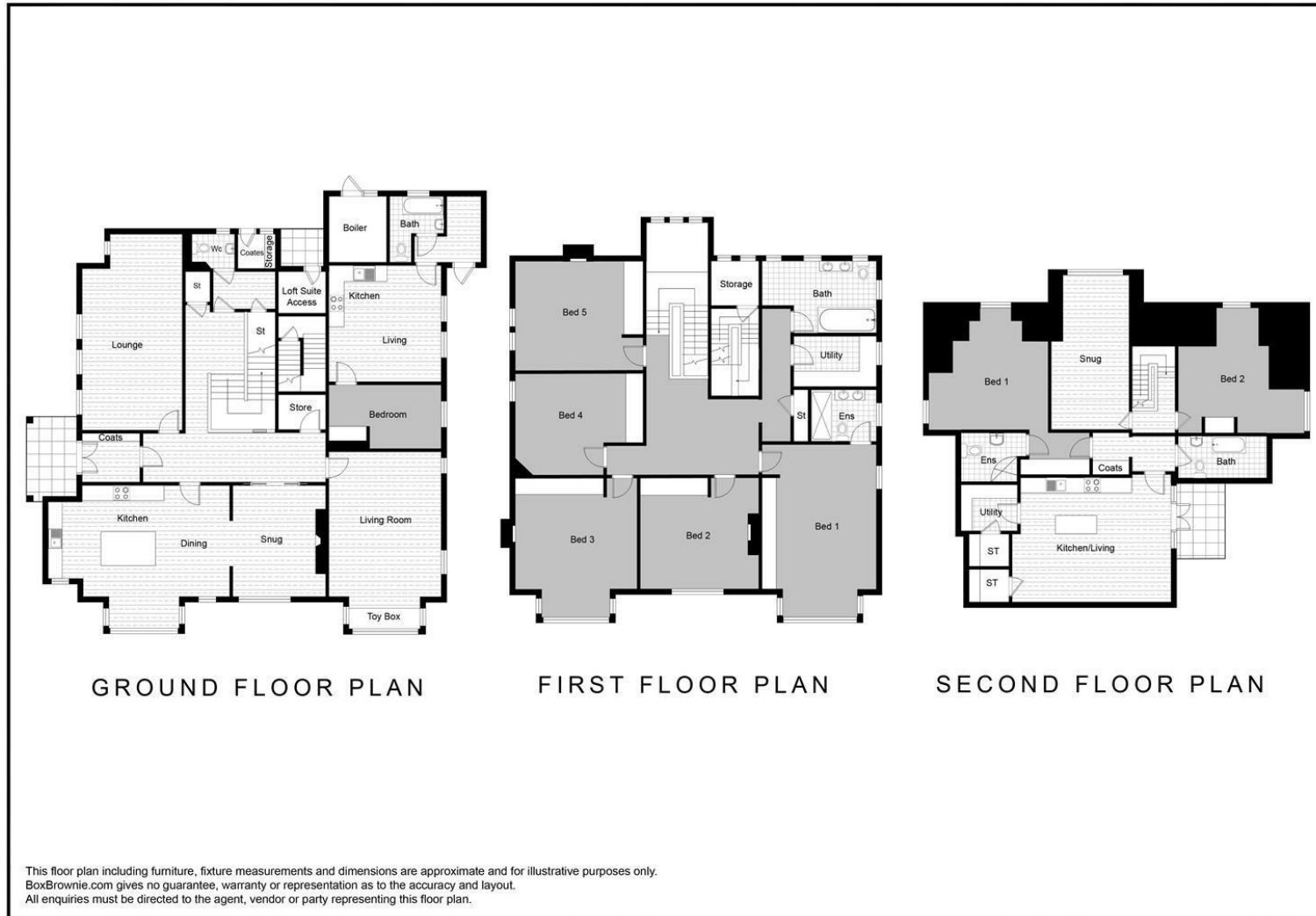


Five generous bedrooms include a principal suite of excellent proportions with stained glass upper window lights and a spa-quality en-suite: twin vessel basins, freestanding bath, walk-in glass shower and a dramatic dark marble feature wall. A second beautifully appointed bathroom — travertine stone tiling, rainfall shower and copper-finish fixtures serves the remaining rooms. Several further bedrooms retain original period fireplace surrounds.

The two-bedroom penthouse sits above the main house and is accessed via its own private entrance, entirely independent of the principal residence. A well-proportioned self-contained apartment, it benefits from the elevated position and the building's characteristically generous ceiling heights, and is finished to a standard that matches the quality of the house below. Currently vacant and available for immediate occupation or letting.

Set to the rear of the plot and fully separate from the main house, the one-bedroom annexe offers complete independence its own entrance, its own living accommodation, its own identity. Whether used for extended family, guests or as a lettable unit, it provides a level of flexibility that very few properties can genuinely offer. Also currently vacant.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

