



STRATTON OAK ESTATES

7 Trafalgar Mews, 1 Nelson Road, Bournemouth,  
BH4 9JJ

Offers In Excess Of £550,000

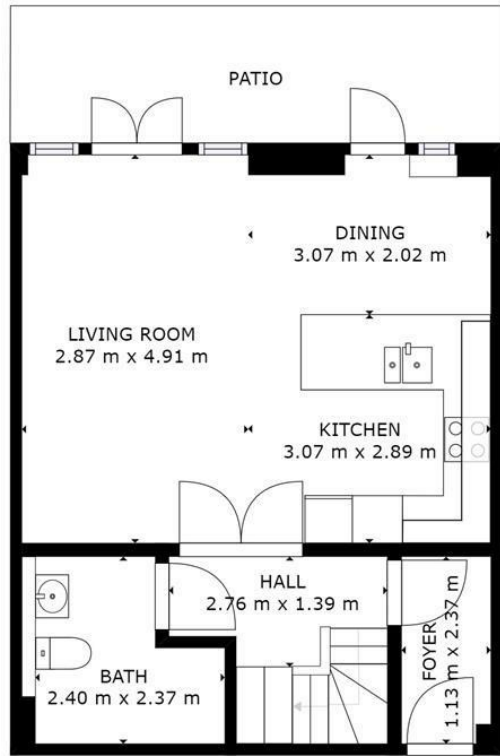
SET BACK FROM THE ROAD within a unique PRIVATE gated DEVELOPMENT of BESPOKE HOUSES, This IMPECCABLY PRESENTED TOWN HOUSE features a stunning balcony, a private garden and ultra-modern living space. Located just minutes from Westbourne High Street with its array of boutique shops, bistros, and bars and a short walk to Alum Chine and the Award Winning beach. This property provides a luxurious style of living.

- High-quality finish throughout with a stunning staircase featuring wooden balustrades and glass panels.
- Modern technology includes underfloor heating and motion-activated low-level lighting in bathrooms, hallways, and stairs.
- Expansive open-plan living area with high-quality laminate flooring, leading to a private garden accessed via french doors.
- Sleek kitchen with high-gloss handleless units, integrated Smeg appliances and stone worktops.
- First floor features two flexible rooms with fitted wardrobes, one with access to a full-width balcony.
- Master bedroom with vaulted ceiling, custom shutters and luxurious ensuite with double-width glass-enclosed shower.
- Private, beautifully landscaped rear garden with patio for alfresco dining, a lawn and a second patio area for evening relaxation.
- Meticulously designed with oak doors and high-end finishes throughout.
- Ideally located near Westbourne High Street and beach.
- Offer Chain Free!

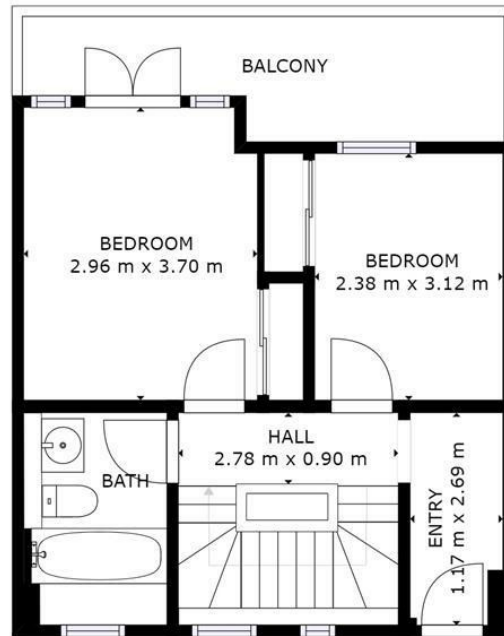




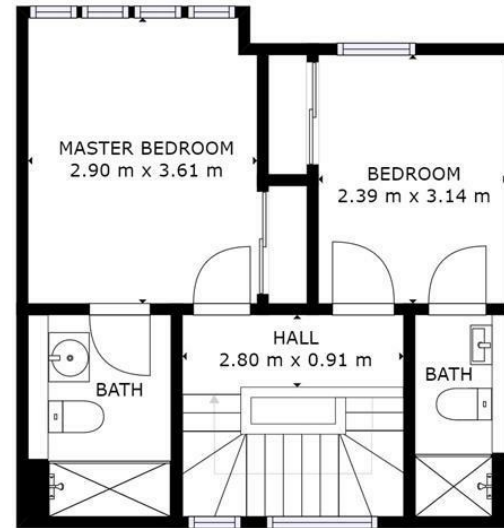
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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
 FLOOR 3: 36 m<sup>2</sup>  
 TOTAL: 118 m<sup>2</sup>

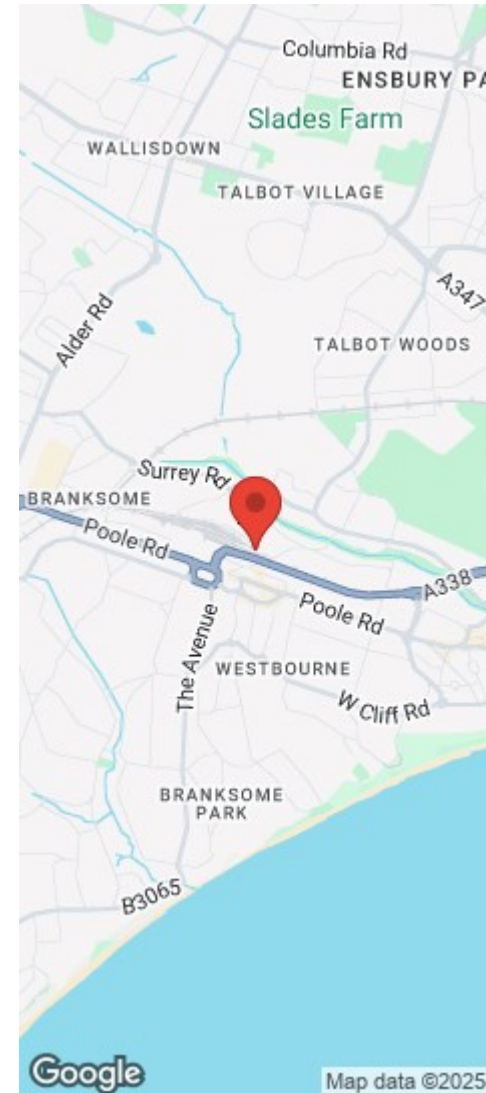
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	88		

Energy Efficiency Rating Legend:  
 A (92-100): Very energy efficient - lower running costs  
 B (81-91)  
 C (65-80)  
 D (55-64)  
 E (39-54)  
 F (21-38)  
 G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO<sub>2</sub>) Rating Legend:  
 A (1-10): Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (11-20)  
 C (21-30)  
 D (31-40)  
 E (41-50)  
 F (51-60)  
 G (61-70): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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