





HOUSE & SON

Situated in a popular residential area of Bournemouth, this spacious and versatile home offers an excellent opportunity for families or buyers seeking flexible living space with scope to personalise.

The property is arranged over two floors and provides a well-balanced layout, including multiple reception areas and the option of a ground-floor bedroom or home office, ideal for modern lifestyles. The main living space enjoys a pleasant outlook over a generous rear garden, with direct access outside.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both benefiting from useful fitted storage, alongside a sizeable shower room. The layout offers practicality while leaving room for a purchaser to update and tailor to their own taste over time.

The property is also well placed for access to the wider Dorset coastline, including the award-winning beaches of Bournemouth, where you can enjoy miles of golden sand, cliff-top walks and a vibrant seafront scene. A choice of cafés, restaurants and leisure facilities are all within easy reach, offering plenty of options for dining and entertainment.

This is a location that truly balances convenience with lifestyle, providing easy access to both town and coast, while still offering a peaceful residential setting to come home to.

Overall, this is a well-maintained home with clear potential, offering buyers the chance to secure a property in a popular location and put their own stamp on it-early viewing is highly recommended.



ENTRANCE PORCH

8' 6" x 2' 5" (2.59m x 0.74m)

UPVC double glazed porch with tiled floor. Gas and electric boxes. Composite front door to entrance hallway.

ENTRANCE HALLWAY

11' 6" x 8' 10" (3.51m x 2.69m)

Original parquet flooring, access to all principal rooms. Two radiators. Return staircase to the first floor.

GROUND FLOOR BEDROOM THREE/OFFICE

10' 0" into bow bay" x 9' 8" (3.05m x 2.95m)

UPVC double glazed bay window to the front with fitted radiator underneath.

LOUNGE/DINING ROOM

21' 4" x 12' 6" into recess" (6.5m x 3.81m)

Laminate flooring throughout. Two radiators. Double glazed windows to the rear with a view over a substantial garden and UPVC double glazed doors to the side. Skylights.

KITCHEN

12' 11" x 9' 0" (3.94m x 2.74m)

Range of base and wall-mounted units, space for an under-counter fridge/freezer. Integrated double oven, inset four ring gas hob. One and half bowl stainless sink unit. Semi-open plan into breakfast area

BREAKFAST AREA

6' 7" x 5' 11" (2.01m x 1.8m)

Double glazed window to the side. Laminate flooring. Radiator. Space for breakfast table.

DINING ROOM

14' 1" x 9' 10" (4.29m x 3m)

UPVC double glazed window to the front, radiator



underneath. Obscure double glazed window to the side. Laminate flooring throughout.

UTILITY ROOM

8' 3" x 6' 11" (2.51m x 2.11m)

Stainless steel single bowl sink and drainer to the side, worktop surface, base unit under. Space for washing machine and dishwasher.

UTILITY PORCH

6' 6" x 4' 8" (1.98m x 1.42m)







Tiled floor. Double glazed door into the garden.

FIRST FLOOR LANDING

9' 8 max" x 8' 10" (2.95m x 2.69m)

Large storage cupboard housing pressurised water cylinder and gas boiler. Double radiator. Fitted storage.

BEDROOM ONE

15' 1 into dorma" x 9' 10" (4.6m x 3m)

Double glazed window to the rear, outlook over the garden. Large double storage cupboard and eaved storage. Radiator. Double glazed skylight to the front.



BEDROOM TWO

15' 2 into dorma" x 9' 8" (4.62m x 2.95m)

UPVC double glazed window to the rear, view over the rear garden. Multiple fitted storage cupboards including eaves storage. Two radiators. Double glazed skylight o the front.

SHOWER ROOM

7' 9" x 9' 8" (2.36m x 2.95m)

White three-piece suite with a walk-in shower with a glazed screen to the side, a wash-hand basin set into the vanity unit with multiple storage areas underneath. Low-level WC. Radiator.

GARDEN

The property boasts a large, west facing rear garden, with a variety of outdoor seating spaces, providing the perfect setting for relaxing and entertaining throughout the day.

Well-established and mature planting creates a sense of privacy, while adding a wealth of colour and interest across the seasons. A range of shrubs, borders and greenery enhance the overall appeal, making this a truly attractive and established outdoor space. The garden is fully fence

enclosed, making it well suited to families and pet owners.

A particular feature is the access into a half-height basement, offering valuable additional storage or potential for a variety of uses, subject to requirements. Overall, this is a wonderfully versatile garden that will particularly appeal to keen gardeners and those who enjoy outdoor living.

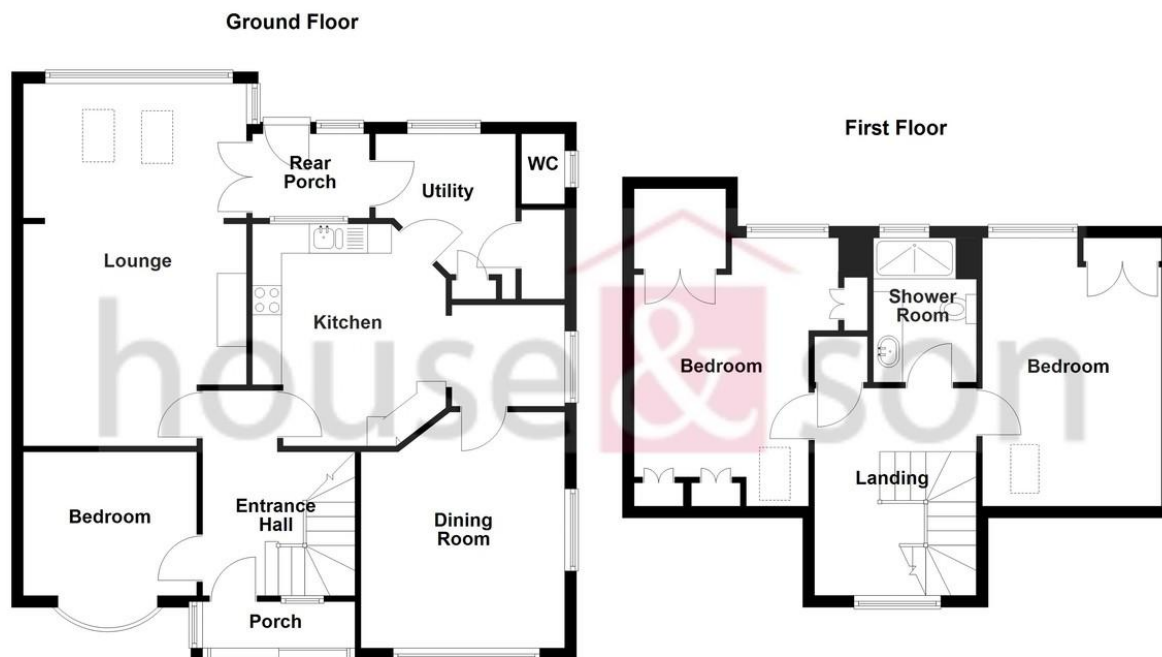
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Total area: approx. 128.9 sq. metres (1387.5 sq. feet)

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Energy performance certificate (EPC)

97 Hill View Road BOURNEMOUTH BH10 5BL	Energy rating	Valid until:	19 February 2036
	D	Certificate number:	0320-2200-4520-2328-1971

Property type

Detached house