

BELVOIR!

Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Pine Vale Crescent, Redhill, Bournemouth, BH10 6BG



Offers In Excess Of £425,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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1930'S BUILT DETACHED CHARACTER HOUSE | THREE BEDROOMS | THROUGH LIVING/DINING ROOM | GALLEY STYLE FITTED KITCHEN | ENCLOSED ENTRANCE PORCH | FAMILY BATHROOM | FRONT GARDEN WITH OFF ROAD PARKING | ATTRACTIVE GARDEN WITH WOODED BACKDROP

POPULAR RESIDENTIAL ROAD * DOUBLE GLAZING * GAS HEATING VIA RADIATORS * LOCATED CLOSE TO REDHILL PARK * HILLVIEW SCHOOL CATCHMENT

The front door opens into an enclosed entrance porch with a further door opening into the hall with stairs with storage under leading to the first floor.

The through living/dining room has a front aspect bay window and log burning stove. There is a rear aspect bay feature with French doors leading to a decked alfresco area overlooking the rear garden.

The kitchen has a matching range of white soft close wall and floor mounted cupboard units with contrasting roll edge work tops and tiled surrounds. Integrated induction hob with filter hood over and built-in double oven. Space and plumbing for washing machine and dishwasher. Space for upright freezer, tumble dryer and fridge. Wall-mounted 'Saunier Duval' gas boiler serving the heating and domestic hot water. Rear aspect window and side door.

The first floor landing has a side aspect window and doors leading to the three bedrooms and bathroom.

The bathroom is part tiled with a white suite comprising a circular bowl sink, close coupled WC and a panelled bath with a wall-mounted 'Bristan' electric shower and shower side screen. Heated towel ladder. Front aspect window.

The front garden is well-established with double gates leading to off road parking. Gated side access leads to the rear garden.

The rear garden is also well established and benefits from a wooded backdrop and a garden shed.

Council tax band D

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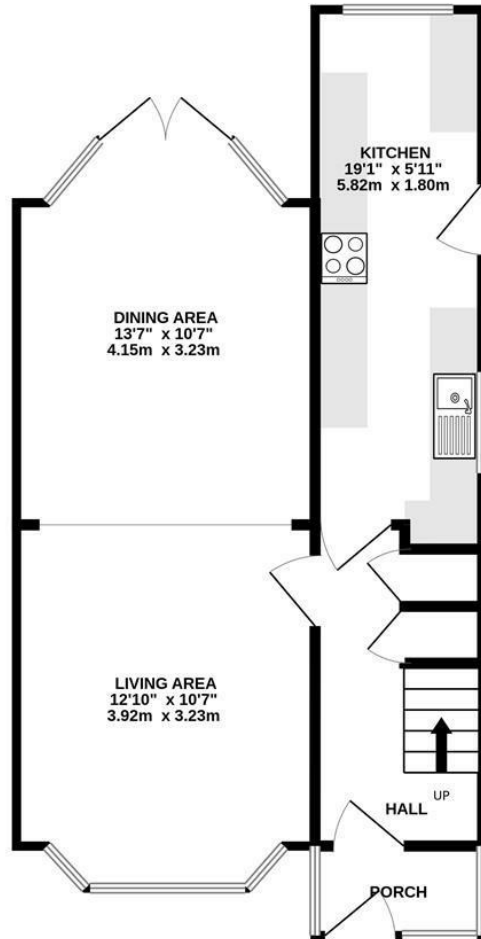


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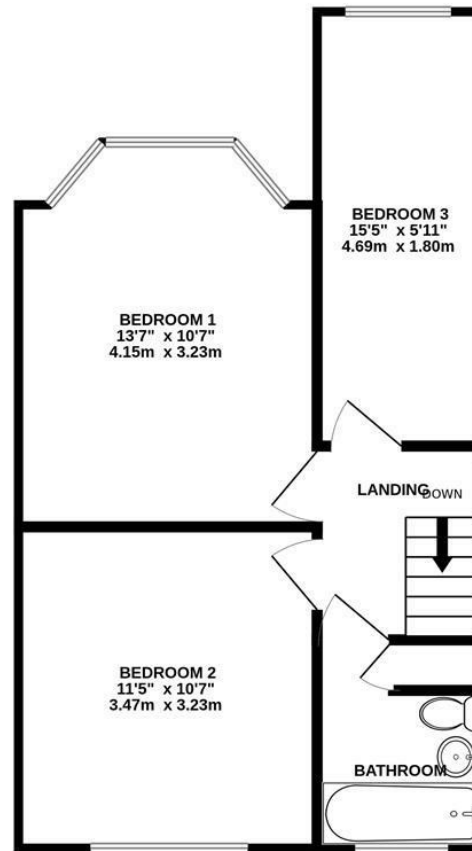
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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC