





A beautifully arranged and deceptively spacious three-bedroom semi-detached bungalow, offering over 1,300 sq ft of versatile accommodation in a highly sought-after Westbourne setting.

The property opens into a welcoming entrance hall which provides access to all principal rooms. To the front, a generous living room stretches over 23 feet in length, enjoying excellent natural light and ample space for both seating and entertaining.

At the heart of the home sits an impressive kitchen/breakfast room measuring over 19 feet, thoughtfully designed with a central island and direct access to the garden — ideal for modern family living. A separate dining room provides additional flexibility and could equally serve as a study or fourth bedroom if required.

The bedroom accommodation is well balanced, comprising a spacious master bedroom to the front, two further well-proportioned double bedrooms, and a family bathroom. Stairs rise discreetly to the first floor where a superb principal suite has been created, featuring a dressing area and private ensuite bathroom, along with useful eaves storage.

The layout offers excellent versatility, perfectly suited to both families and those seeking lateral ground floor living with the benefit of additional guest accommodation above.

An internal viewing is highly recommended to fully appreciate the space, flow and flexibility this attractive home provides.

- Semi-detached chalet-style residence in a sought-after Westbourne location
- Over 1,300 sq ft of well-planned and versatile accommodation
- Impressive 23ft living room with excellent natural light
- First floor principal suite with dressing area and ensuite bathroom
- Flexible layout ideal for families or dual-level living
- Modern family bathroom



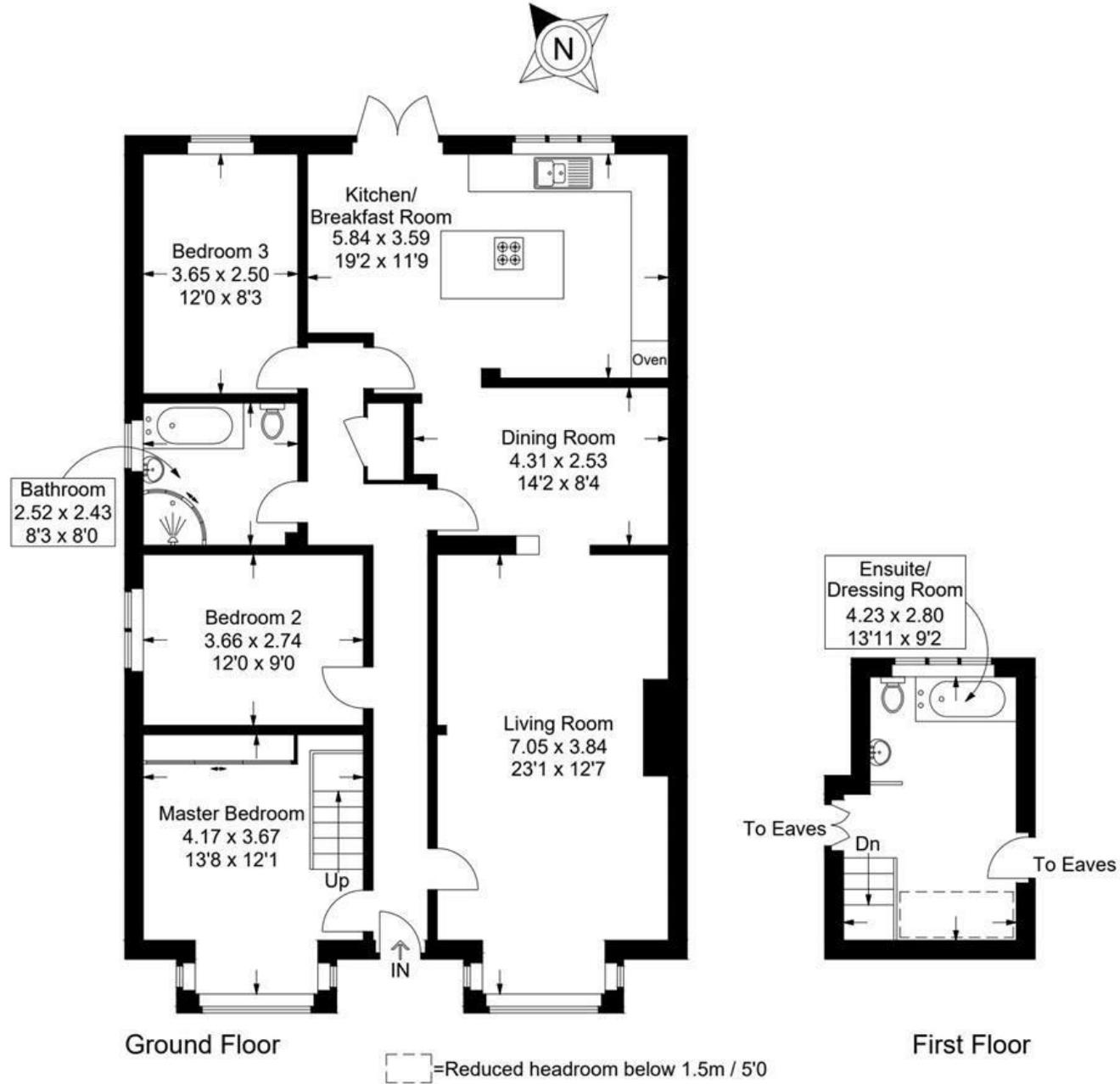
# Monks Hill, Westbourne

Approximate Gross Internal Area = 121 sq m / 1302 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.3 sq m / 14 sq ft

Total = 122.3 sq m / 1316 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.