



Estate Agents



Auctioneers

Southern Road, Southbourne, Bournemouth, BH6 3SR

£857,500 Freehold

1930's Four Bedroom, Three Bathroom Detached House
Entrance Hallway | Ground Floor Shower Room/WC | 19' Reception Room | Reception Two/Bedroom 5
Kitchen/Diner | First Floor Landing | Four Double Bedrooms | Bathroom | Off Street Parking | Rear Garden

A great opportunity to purchase a 1930's character four bedroom, three bathroom detached house situated on the south side of Southbourne high street, just a short walk to the stunning clifftop and beaches below, as well as the cosmopolitan shopping parade at Southbourne Grove with its array of independent shops, coffee shops, bars and restaurants. The property is offered for sale in excellent condition throughout and benefits include double glazing, gas central heating, retiled roof, 19' reception room, separate dining room, 22' kitchen/breakfast room, ground floor shower room/wc, four double bedrooms, modern bathroom, off street parking for 3/4 cars and a lovely rear garden. Viewing recommended - Sole agents.

Enter into the spacious hallway with turning staircase to the first floor and doors to all the main rooms. To the front aspect is the spacious 19' reception room with gas fireplace, bay window and original stained glass side windows; there is a separate reception room which is currently in use as a 5th bedroom and has fitted wardrobes. To the rear is the impressive 22' kitchen/diner with double French doors leading to the garden; the kitchen has an extensive array of wall and base units with built-in oven & hob and space for all appliances. The useful ground floor shower room has a wet room-style shower, w/c and basin, complemented by white tiling.

Upstairs, from the landing there are four double bedrooms - one bedroom has its own en-suite shower room and there is a further family bathroom with modern bath, w/c and basin with white tiling. Access to loft space from landing.

Outside, there is a large block paved frontage and driveway providing off street parking for multiple vehicles. Double gated side access to the rear garden which enjoys a pleasant westerly aspect, measures approx. 35-40ft in length and has a large sandstone patio area with pergola, lawn and flower borders. Large shed.

Council Tax Band: E

EPC Rating: 59 | D

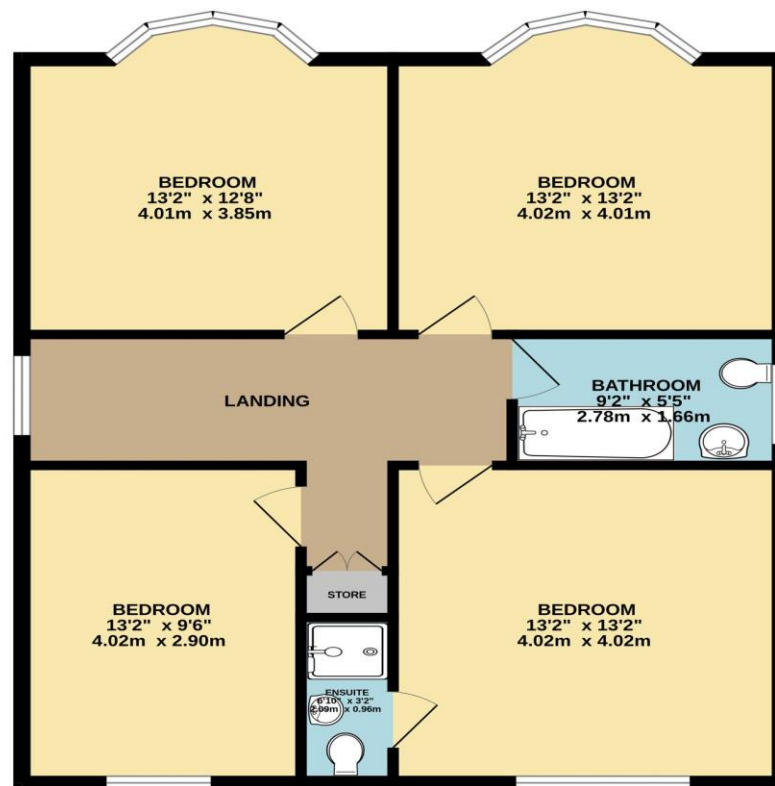




GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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