



Estate Agents



Auctioneers

## Montague Road, Portman Estate, Bournemouth, BH5 2EW

**£1,050,000 – Freehold**

**Five Bedroom Detached House in Premier Location with Sea Glimpses and 2103 SqFt of Accommodation  
Porch | Entrance Hallway | 23' Lounge | Dining Room | Kitchen/Breakfast room | Utility Room | Downstairs W/C  
First Floor Landing | Five Bedrooms | Family Bathroom | Attached Garage & Long Driveway | Gardens**

We are delighted to offer for sale this handsome five bedroom detached house situated in one of Southbourne's most sought after locations, just 100 yards from the stunning clifftops and award winning sandy beaches below; the cosmopolitan array of independent shops, restaurants and coffee shops at Southbourne Grove is only 500 yards in the opposite direction. This spacious detached house is set on an elevated plot, has a large frontage and a secluded rear garden; benefits include UPVC double glazing, gas central heating, 23' double aspect lounge with sea glimpses, separate dining room, 16' kitchen/breakfast room plus utility room and downstairs w/c, five good sized bedrooms, family bathroom and a 17' garage plus multiple off road parking. Viewing is highly recommended.

Enter via the porch and then into the generous hallway with feature original wooden staircase leading to the first floor. To the right is the spacious 23' lounge with a feature open fireplace, large built-in window seat enjoying sea glimpses to the front aspect and French doors leading out to the rear garden; to the left is the separate dining room which has a large bay window and a connecting door to the kitchen. The 16' kitchen/breakfast room has ample space for a table and chairs and is fitted with an extensive range of wall and base units having granite worksurfaces and range style cooker. The useful utility room houses the white goods and there is also a ground floor w/c.

Upstairs there are five good sized bedrooms - the master bedroom benefiting from fitted wardrobes and sea glimpses from the bay window. There are three further double bedrooms and a good sized single. The family bathroom has a four piece suite of bath, shower cubicle, w/c and basin set in vanity unit, with stylish tiling. Access to loft space from the landing.

Outside, the property enjoys a deep frontage of approx. 50' and provides ample parking off road parking plus a terraced seating area. ATTACHED GARAGE with courtesy door to garden. The secluded rear garden is mainly laid to lawn with many mature shrubs and trees - there is also a patio area and garden shed.

Council Tax Band: G

EPC Rating: 56 | D







Total Area: 195.4 m<sup>2</sup> ... 2103 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

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