



Estate Agents



Auctioneers

Southern Road, Southbourne, Bournemouth, Dorset, BH6 3SS

Guide Price £725,000 Freehold

Character Detached House with Sea Views!

**Porch | Entrance Hallway | 18' Lounge | 22' Dining Room | 22' Kitchen/Breakfast Room | Study | Downstairs W/C
First Floor Landing | Five Bedrooms | Bathroom | Garage & Driveway | Off Street Parking for 4/5 Cars | No Chain**

A rare opportunity to purchase a deceptively spacious five bedroom detached house set in a great location just a stone's throw from Southbourne's stunning clifftop with long sandy beaches below and offering lovely sea views! The popular shopping parade at Southbourne Grove is a short walk away with its cosmopolitan array of independent shops, coffee shops, bars and restaurants and transport links into Christchurch and Bournemouth. The house offers over 1800 sqft of accommodation and boasts generous room sizes throughout to include an 18' lounge, 22' dining room, 22' kitchen/breakfast room, study, ground floor guest cloakroom, five good sized bedrooms, sunny rear garden and multiple off street parking. The house is now in need of some modernisation but has fantastic potential for further improvement and extension if so desired. Viewing is highly recommended.

Enter via the front porch into the generous hallway with stairs to the first floor and doors to the main rooms; there is also a useful ground floor cloakroom, and a separate study. To the front aspect is the impressive 22' dining room with large bay window enjoying sea glimpses, fireplace and door leading to the rear lounge. The 18' lounge has patio doors leading to the garden and a door leading back to the kitchen/breakfast room. The 22' kitchen/breakfast room has plentiful space for a table and chairs and a range of fitted units to one end, a door then leads out to the garden.

Upstairs there are two large double bedrooms and three further double bedrooms plus a bathroom with shower, w/c and basin. The front two bedrooms both offer lovely sea views with the potential to erect a balcony if so desired (STPP). Access to loft space from landing.

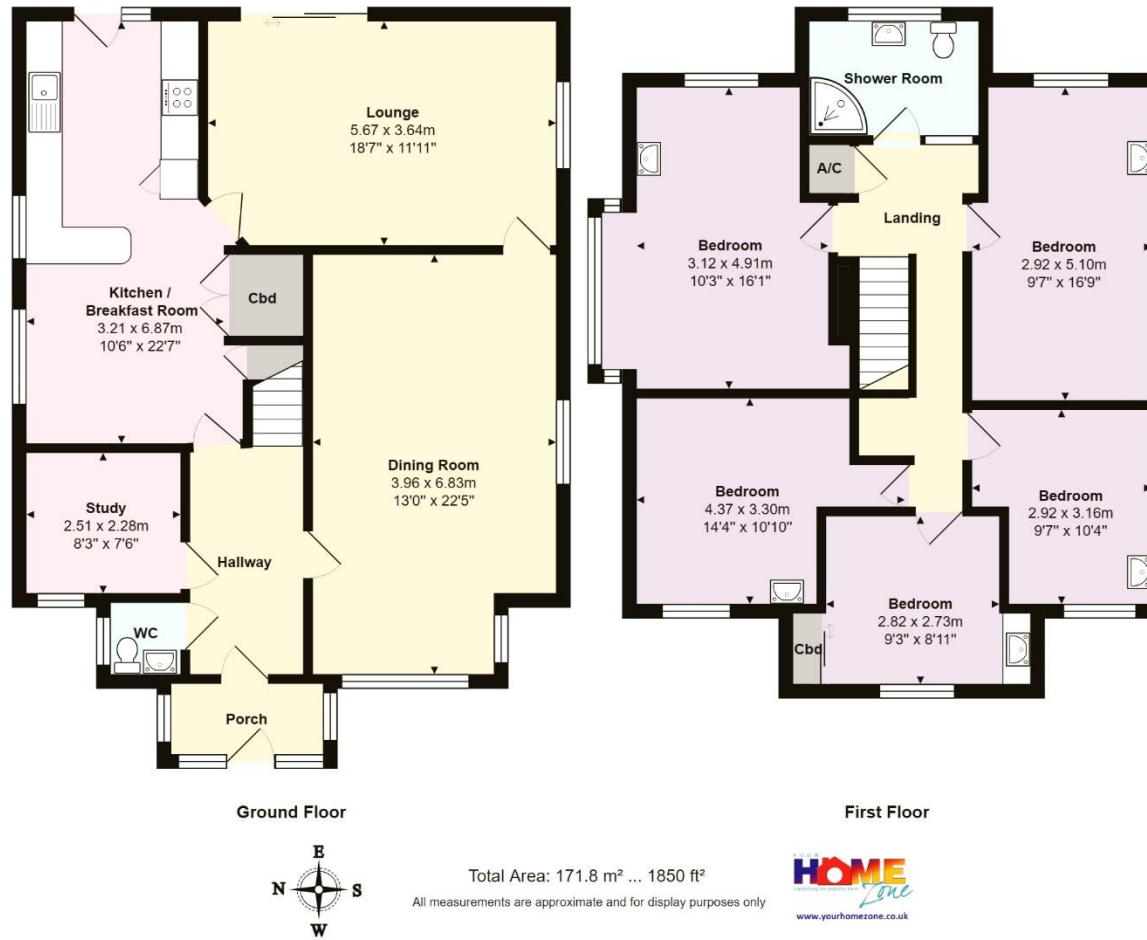
Outside, there is a large frontage providing off road parking for 4/5 cars or motorhome/caravan. There is a tandem length garage (in need of some repair) located at the end of the long driveway. The rear garden faces south-east, catching the morning sunshine and extends to approx. 30' in length, mainly laid to lawn with shrub and flower borders.

Council Tax Band: E

EPC Rating: 64 | D







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.

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