



Estate Agents



Auctioneers

Wayside Road, Southbourne, Bournemouth, BH6 3ES

£675,000 – Freehold

1930's Four Bedroom Extended Detached House
Hallway | Lounge | Dining Room | Extended Kitchen/Diner | Downstairs WC | Study | First Floor Landing
Four Bedrooms | Bathroom & WC | Garage & Parking | Approx. 80' Rear Garden | No Chain

A rare opportunity to purchase a 1930's four bedroom extended detached house in a lovely quiet location, situated just a short walk from Seafield Gardens, local shops and the stunning clifftops at Southbourne are only 600 yards away, with the award winning sandy beaches below. This much loved family home features double glazing, gas central heating, two separate reception rooms, study, 19' kitchen/diner, four bedrooms, garage and parking plus a lovely 80' rear garden. Viewings are highly recommended - No chain.

Enter into the hallway with staircase to the first floor, understairs storage, a useful downstairs w/c and doors to the main rooms. To the front aspect there are two separate equal sized reception rooms both with double glazed bay windows. To the rear is the 19' kitchen/diner which is fitted with a range of kitchen units, has space for all appliances and room for a dining room table and chairs; there is a back door leading out to the garden and a further door leads to the study, which measures 12' in length and has a window overlooking the garden.

Upstairs from the generous landing with original stained glass window, there are four bedrooms, two large double bedrooms to the front aspect both with bay windows, a small double to the rear and a single room overlooking the side. The bathroom comprises a bath and wash basin and there is a separate wc. Access to large loft space from the landing.

Outside, the front garden is laid to lawn with mature shrubs and there is a side pathway. Off road parking for one car on the gated driveway which leads to the attached garage measuring 15'3 x 8'3 with up and over door to front and rear. The south west facing rear garden is secluded and extends to approximately 80' in length, mainly laid to lawn with mature borders and patio area. Large brick built garden shed.

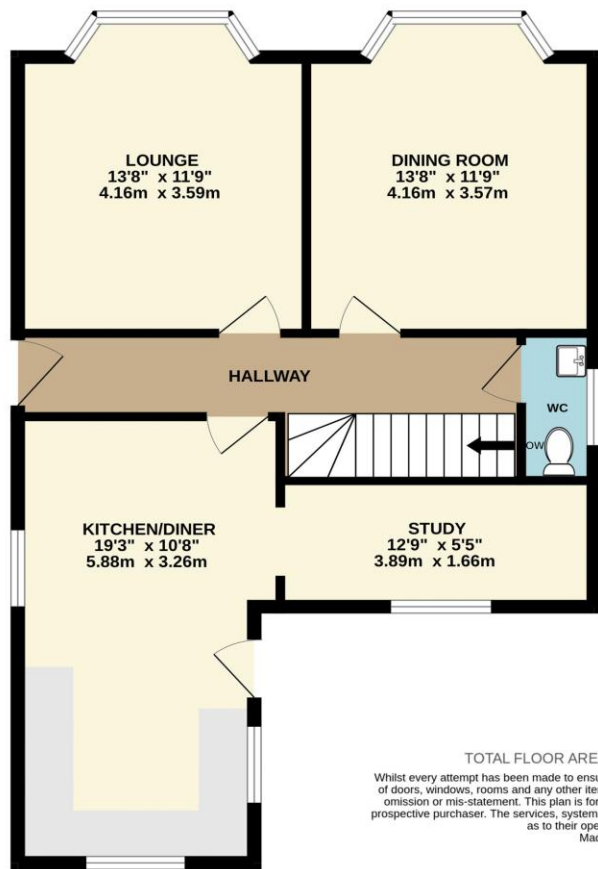
Council Tax Band: E

EPC Rating: to be confirmed

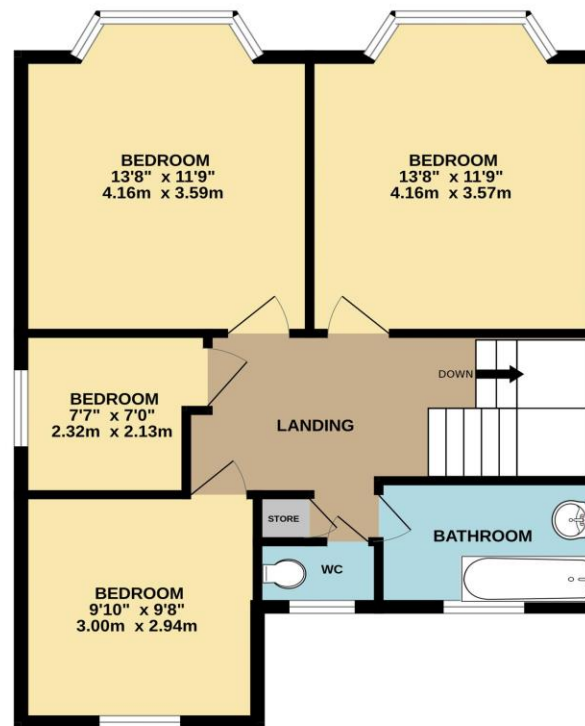




GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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