

Discriminate 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. Purchasers should not rely on them as statements or representations 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms or 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.

Made with Metropix ©2025



Watcombe Road, Southbourne, Bournemouth, BH6 3LU
Guide Price £850,000 – Freehold

Four Bedroom Three Reception Room Two Bathroom Detached House | Entrance Hallway | 20ft Lounge | Dining Room
Kitchen | Reception Room 3 | Ds Wc | Landing | Four Bedrooms | Bathroom Additional Shower Room/Wc
Detached Garage & Parking | Superb 100ft Rear Garden | Garden Room with Hot Tub

This beautifully presented four-bedroom, three-reception-room, two-bathroom detached house is situated in a prime residential location and boasts an impressive 100ft rear garden. Originally built in 1935 and extended in 1989, this stunning home offers spacious room sizes and modern amenities, including UPVC double glazing and gas central heating. Features of the property include three separate reception rooms, a modern kitchen with a utility room, a downstairs WC, an 18ft master bedroom with fitted cupboards, three additional bedrooms, a family bathroom, a retiled roof, a detached garage with a block-paved driveway, a garden cabin with a hot tub, and a lovely, sunlit rear garden. This is a fantastic family home, and viewing is deemed essential.

Interior Layout: Enter through the side porch into the welcoming hallway, which has stairs leading to the first floor, a cupboard, and a convenient ground-floor WC. At the front of the house, there are two reception rooms: a spacious 20ft lounge featuring a coal-effect gas fire and a bay window, as well as a second reception room also with a bay window. At the rear, the dining room offers French doors leading to the patio and provides access to the kitchen. The kitchen has been extended to create a stylish modern space fitted with an extensive range of wall and base units with a window overlooking the garden. The separate utility room features another sink, and a door leading to the garden.

Upstairs, there are four bedrooms: the spacious 18ft master bedroom with a bay window and a full range of fitted wardrobes; bedrooms two and three, which are both good-sized doubles with fitted wardrobes; and bedroom four, a large single with a fitted wardrobe and sink. The family bathroom is equipped with a three-piece suite, including a bath/shower, WC, and basin. Additionally, there is a second shower room with a walk-in shower, WC, and basin. Access to the insulated and boarded loft space is available from the landing.

External Features: The front of the property features a block-paved driveway providing off-street parking that leads to the detached garage, complemented by PIR security lighting. Rear Garden: The rear garden extends approximately 100ft in length, featuring a large lawn area and mature borders. Garden Cabin: Built in 2019, the garden cabin is equipped with power and light, and it includes a hot tub (available by separate negotiation), alongside lighting, heating, and a water feature that can be controlled from the main house. There is also an additional shed with power and light.

Tenure: Freehold

EPC Rating: 63 | D

Council Tax Banding: F

