



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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 efficacy can be given.
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Cranleigh Gardens, Southbourne, Bournemouth, BH6 5LE

Guide price £400,000 – Freehold

**Two Bedroom Detached Bungalow | Hallway | Lounge & Dining Room | Kitchen | Sun Room | Two Double Bedrooms
Bathroom | Front & Rear Gardens | Detached Garage & Driveway To Rear | No Chain**

This is a rare opportunity to purchase a two-bedroom detached bungalow located in a quiet cul-de-sac, just a short walk from the River Stour and local shops in Tuckton. It is approximately one mile from the bustling towns of Southbourne and Christchurch, which feature vibrant high streets. The property is in need of modernisation but offers spacious accommodation and great potential for rear and loft extensions, subject to planning permission (STPP). Key features include double glazing, a 17ft lounge with an open-plan dining area, two double bedrooms, and a large rear garden with a detached garage and driveway. Viewing is highly recommended, and the property is sold with no chain.

You enter through the side doorway into the hallway. The impressive reception room boasts a bay window at the front, a fireplace with windows on either side, and an archway leading to the dining area. Both bedrooms are generously sized doubles. The main bedroom is located at the front and comes with fitted double wardrobes, while the second bedroom faces the rear and also features a fitted wardrobe. The bathroom includes a three-piece suite with a bath, WC, and basin. The 10ft kitchen has a door and window leading to the rear sunroom.

A standout feature of this bungalow is its plot. It sits in the centre of the cul-de-sac, providing a lovely open aspect at both the front and rear. There is potential to create parking at the front if desired (STPP). The rear garden extends approximately 40ft in length, and the detached garage has a driveway for additional parking, complete with double gates.

Tenure: Freehold
EPC Rating: 45 | E
Council Tax Banding: D

