



**Newstead Road, Southbourne, Bournemouth, BH6 3HL**  
**Guide Price - £825,000 – Freehold**

**Extended Four Bedroom Detached House | Porch | Entrance Hallway | Kitchen Dining Room | Lounge  
Extended Dining Room | Downstairs Shower Room/Wc | Ground Floor Bedroom 4 | Landing | Three Further Double Bedrooms  
Bathroom/Wc | Additional Wc | Off Street Parking | Garage | Large Rear Garden | No Chain**

This is a prime opportunity to acquire an extended detached house on an attractive residential road, mere moments away from the vibrant shopping parade at Southbourne Grove. Enjoy a dynamic selection of local shops, bars, and restaurants, alongside breathtaking clifftops and beautiful sandy beaches. This spacious detached house offers exceptional accommodation with standout features, including UPVC double glazing, gas central heating, a 14ft kitchen breakfast room, and an extended family dining room. You will also find a separate 14ft lounge, a ground-floor bedroom, a shower room with WC on the ground floor, three first-floor double bedrooms, and a single bedroom. Ample off-street parking and a detached garage make this property even more appealing, complemented by a fantastic 70ft rear garden. Don't miss out—viewing is highly recommended.

Step inside through the entrance lobby into a spacious hallway with a staircase leading to the first floor and elegant stained glass windows at the front and side. The front aspect features a separate reception room, currently serving as a downstairs bedroom, complete with a bay window. At the rear of the property, you will find an impressive 14-foot kitchen dining room that seamlessly leads into a cosy lounge. The extension at the back creates an inviting family/dining room boasting a vaulted ceiling, Velux windows, and double French doors that open to the patio. The ground floor exudes an exceptional sense of space and light, complemented by a practical shower room with a WC. Upstairs, the generous landing leads to four bedrooms: two expansive double rooms at the rear, a single bedroom, and another double bedroom featuring a bay window at the front. The family bathroom is outfitted with a comprehensive three-piece suite, including a bath, WC, and basin, with fresh white tiling, along with an additional separate WC.

Frontage: The property features a large block-paved driveway providing multiple off-road parking options, along with gated side access to the detached garage, which includes an up-and-over door with power and light. Rear: The impressive rear garden is a standout feature, offering a substantial patio area and a large lawn, set in a sunny yet secluded environment. This is an ideal family garden that will not last long on the market!

Tenure: Freehold  
EPC Rating: 60 | D  
Council Tax Banding: E

