



Estate Agents



Auctioneers

Sunnyhill Road, Southbourne, Bournemouth, Dorset, BH6 5HP

Guide Price £575,000 – Freehold

Four Bedroom Two Bathroom Three Reception Room House | Hallway | Three Reception Rooms | Ds Wc | Modern Kitchen Landing | Master Bedroom with Ensuite | Three Further Good-Sized Bedrooms | Spacious Bathroom | Parking Garden Room/Office | Front & Rear Gardens | No Chain

A Beautifully Presented Four-Bedroom Semi-Detached Family Home in Central Southbourne. A fantastic opportunity to purchase this superb four-bedroom, two-bathroom semi-detached family home, offering spacious and versatile accommodation in a highly sought-after central Southbourne location. Full of period charm and modern comforts, this beautifully maintained property is ideal for growing families looking to enjoy coastal living with excellent local amenities on the doorstep.

Step inside through the original tiled hallway and immediately feel the warmth and character of this beautifully presented family home. To the front, the impressive 17ft lounge features elegant shuttered windows and a striking feature fireplace, creating a sophisticated and inviting living space. A second reception room, ideal as a playroom or study, adds valuable flexibility for growing families. Upstairs, a spacious landing leads to four excellent bedrooms. The principal bedroom benefits from its own en-suite shower room, while the three remaining double bedrooms are served by a luxurious four-piece family bathroom, featuring a freestanding bath and a separate shower. With gas central heating and double glazing throughout, the home offers comfort and energy efficiency all year round.

Please note: A new boiler was installed, and the electrics were updated in 2022 by the current owners.

Outside, the rear garden offers a private and peaceful space, ideal for both relaxation and entertaining. Off-street parking is available to the side of the property. A brick-built garden room with power and lighting provides a versatile space, perfect as a home office, creative studio, or additional living area, and includes a useful mezzanine level for added storage. A separate garden shed offers further practical storage solutions. To the rear, a separate breakfast room leads seamlessly into a stylish, modern kitchen. Thoughtfully designed, the kitchen is fitted with an extensive range of units, combining granite and wooden work surfaces, a classic butler-style sink, built-in oven and hob, integrated dishwasher, and space for a fridge/freezer. A door provides direct access to the rear garden.

Ideally located within walking distance of Pokesdown Train Station, Southbourne High Street, and the highly regarded Stourfield School, this home perfectly combines period charm, modern comforts, and everyday convenience — making it an outstanding choice for families.

This is a rare chance to acquire a high-quality period home in a prime location—early viewing is highly recommended.

Tenure: Freehold

Council Tax Banding: D

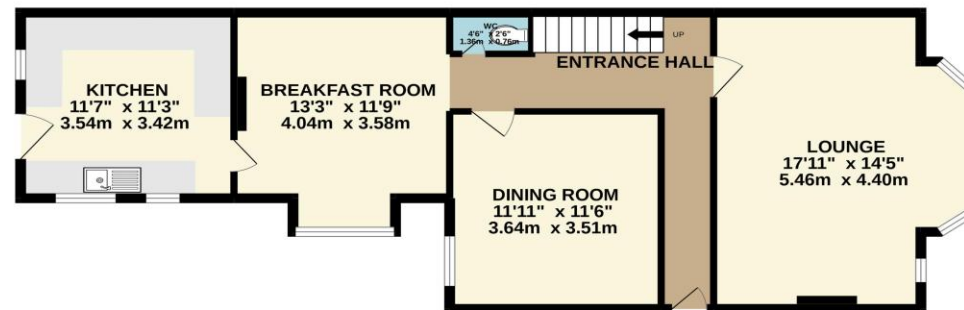
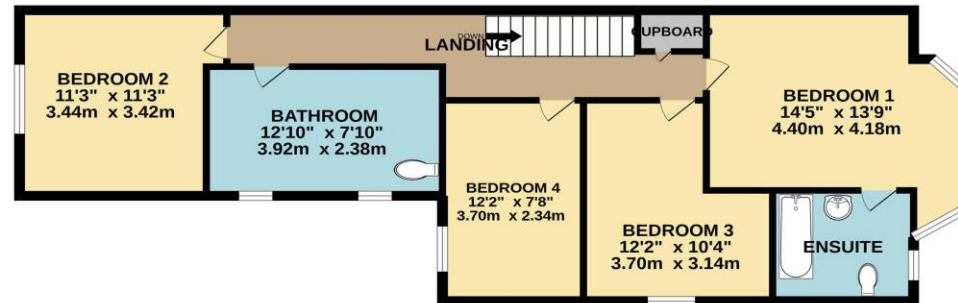
EPC Rating: 65 | D





GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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.
Made with Metropix ©2022

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.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

