



Estate Agents



Auctioneers

Spring Cottage, Leigham Vale Road, Southbourne, Bournemouth, BH6 3LR

Guide Price £700,000 – Freehold

Three Double Bedroom Detached House | Porch | Hallway | Reception Room | Ds Wc | Dining Room | Kitchen | Landing
Three Bedrooms | Bathroom & Wc | Large Front Garden | Garage & Driveway | Rear Garden | No Chain

Charming 1960s Detached Home in a Prime Southbourne Location. An individually built 1960s three double bedroom detached house set in one of the area's most sought-after roads, just a short walk from the bustling shopping parade at Southbourne Grove and approximately 1 mile from the stunning clifftop and beaches. This fine house has been in the same family since construction, and the main list of features now includes double glazing, gas central heating, a ground-floor cloakroom, two separate reception rooms, three double bedrooms, a large frontage, and a good-sized rear garden, plus a garage and long driveway. The property would now benefit from modernisation, but its great location is sure to attract good interest. Viewing recommended.

Enter via the porch into the hallway with a turning staircase to the first floor and a useful understairs cloakroom. To the left is the reception room with French doors leading out to the south-facing front garden and windows to the side and rear. To the right is the separate dining room, again with a bay window and doors through to the kitchen. The kitchen has a basic range of units with space for appliances and a door out via the rear lean-to to the garden. Upstairs, there are three genuinely good-sized bedrooms and a bathroom with a separate WC. Access to the loft space from the landing.

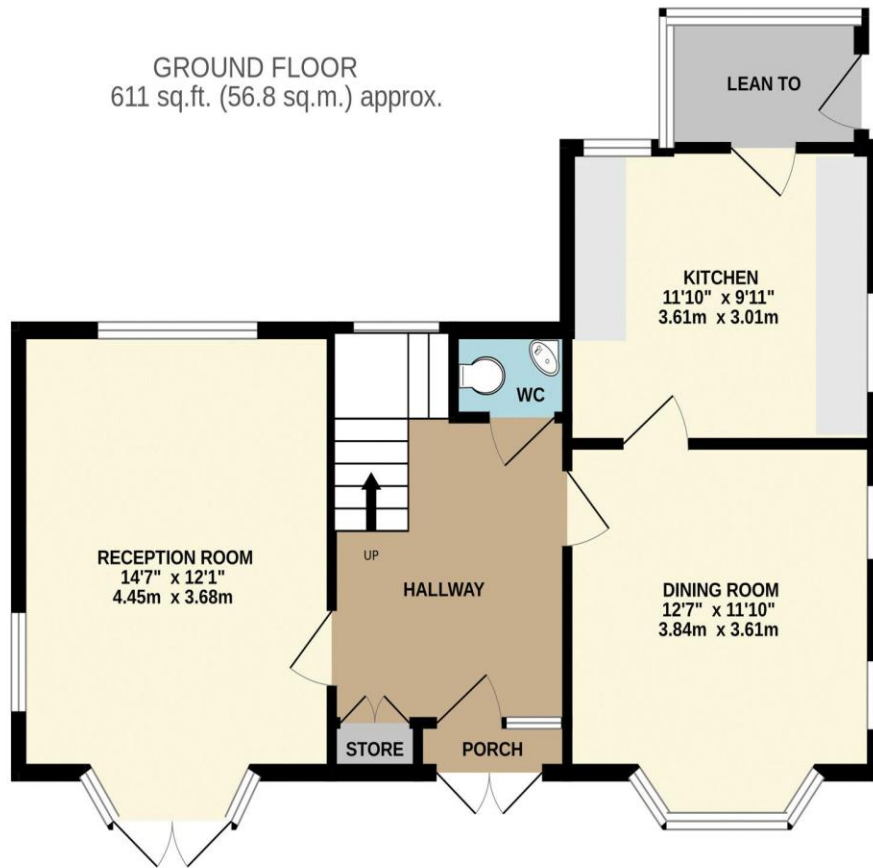
Outside, the property boasts a spacious, fenced front garden with a south-facing and secluded aspect, providing both privacy and plenty of natural sunlight throughout the day. A detached garage with double doors sits to the side, accompanied by a private driveway offering parking for 2-3 vehicles. To the rear, the garden features a raised lawn area, a practical garden shed, and a greenhouse.

Tenure: Freehold
EPC Rating: 56 | D
Council Tax Banding: E

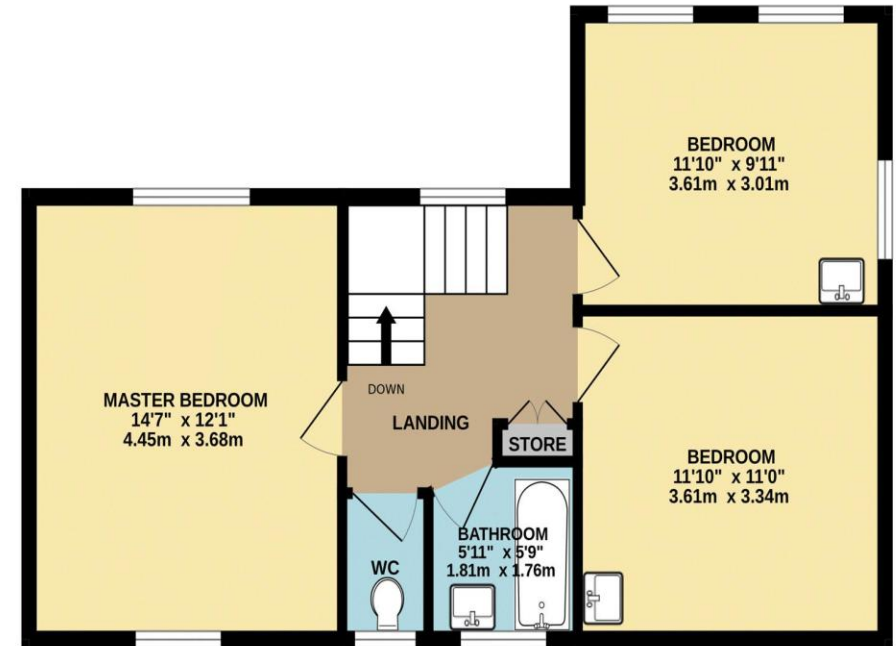




GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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 ©2025

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

