



Estate Agents



Auctioneers

Queensland Road, Bournemouth, Dorset, BH5 2AB

Guide Price £650,000 – Freehold

**1903 Sqft | Five Bedroom, 3 Reception Room Detached Period House | Porch | Grand Hallway | Lounge
Family Room/Ground Floor Bedroom | Dining Room | Kitchen | Landing | Five Bedrooms | Family Bathroom
Off-Street Parking | 60ft Rear Garden | No Chain**

A fantastic opportunity to purchase this deceptively spacious five-bedroom detached period home. Ideally positioned within easy walking distance of local shops and cafés at Southbourne Grove, this property sits within a highly regarded school catchment area and is approximately half a mile from Bournemouth's picturesque clifftops and award-winning sandy beaches. Beautifully presented throughout, this impressive family home offers generous accommodation extending to approximately 1,903 sq ft and is offered in excellent decorative order.

Upon entering via the porch into the grand entrance hallway, you immediately appreciate the sense of scale and character this lovely home provides. The ground floor offers three spacious reception rooms, giving superb flexibility for modern family living. To the front is a 17ft lounge with bay window and feature fireplace, while the central family room could also be used as a playroom, home office, or even a ground-floor bedroom if required. To the rear, the dining room opens into a well-fitted kitchen with a range of wall and base units and direct access to the rear garden. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the spacious landing leads to five bedrooms. The 17ft master bedroom is particularly impressive and benefits from an adjoining single bedroom, offering excellent potential for use as a dressing room, nursery, or en-suite conversion. The remaining bedrooms are all generous doubles. There is also a family bathroom with bath and shower over, WC and basin, plus an additional shower room.

Externally, the property features off-street parking to the front and gated side access. The rear garden extends to approximately 60ft, with a paved patio, level lawn, and mature shrubs and borders, providing a private and attractive outdoor space ideal for families and entertaining.

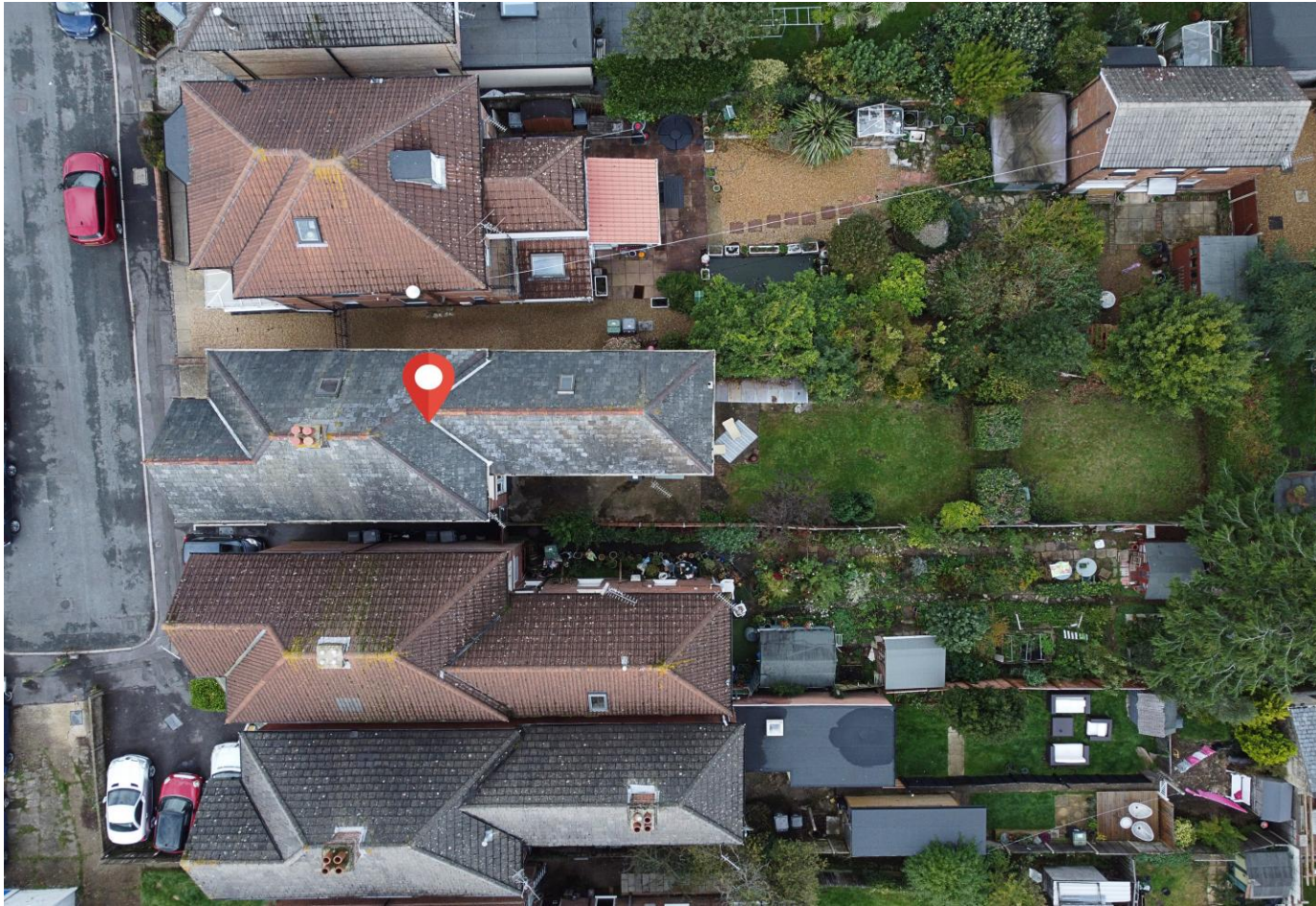
Set in a highly sought-after part of Pokesdown, close to transport links, local schools, and the seafront, this substantial home perfectly combines period character, space, and modern convenience. Viewing is highly recommended.

Tenure: Freehold

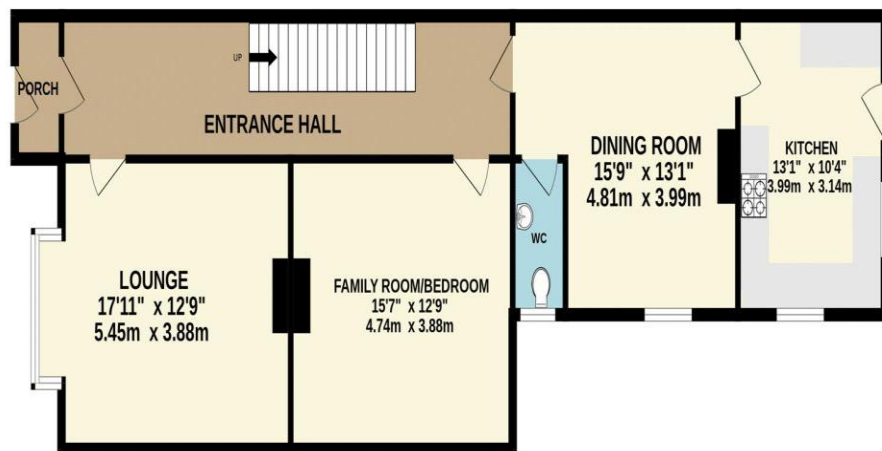
Council Tax Banding: E

EPC Rating: 71 | C

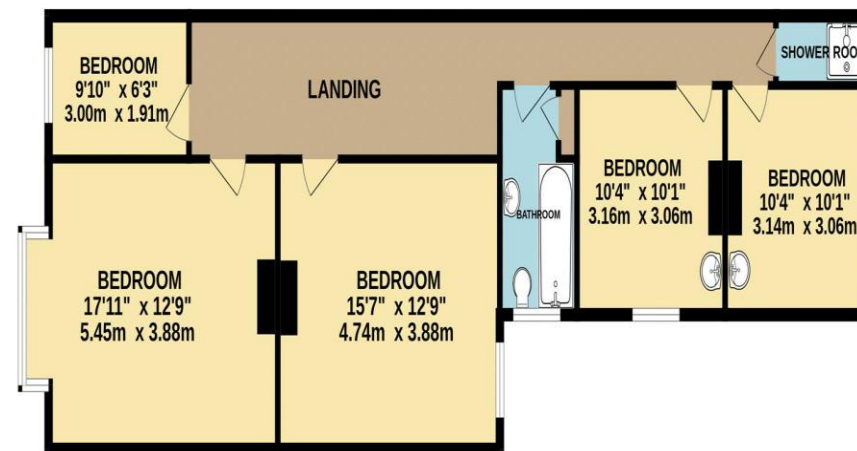




GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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.

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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

