



Estate Agents



Auctioneers

Beresford Road, Southbourne, Bournemouth, BH6 5AA

Guide Price £750,000

Porch | Entrance Hallway | Downstairs W/C | 18' Sitting Room | 15' Lounge
15' x 12' Kitchen/Breakfast Room | Dining Area | Utility Room | Landing
18' Master Bedroom with Dressing Room & En-suite Shower Room | Two Further First
Floor Double Bedrooms | Family Bathroom | Stairs To second Floor
Two Second Floor Double Bedrooms | Bathroom | Garage | Off Road Parking For 3/4
Cars | Landscaped Rear Garden with Garden Room



VIEWING ESSENTIAL!! A quite superbly presented five bedroom, two reception room, three bathroom detached period residence situated in a most convenient location just a stone's throw from the popular shopping parade at Southbourne Grove and a short stroll to the beachfront. The property has been meticulously refurbished by the current owners and features both spacious and beautifully designed accommodation over three floors, plus a landscaped rear garden with Timber Cabin. Boasting approximately 2475 sq. ft. of luxurious living space this house has to be seen to be appreciated.

As you enter via the porch you are greeted by an impressive entrance hallway with original staircase & fittings and doors to the principal reception rooms. All rooms are large with high ceilings & character features and include a 18'10 x 14' front reception room which has a wood burning stove and large picture window to the front aspect, the modern kitchen has an extensive range of wall and base units with built-in appliances - and leads through to the extended dining area. There is a second reception room with log burner and bi-fold doors leading to the rear garden. Useful additions include a utility area and downstairs cloakroom.

On the first floor, the superb master bedroom measures some 18'10 x 14' and boasts a separate dressing room and en-suite shower room, there are two further double bedrooms and a modern family bathroom. Stairs continue to the second floor where there are two further double bedrooms and a modern shower room.

Outside, the front has been block paved to create parking for 2/3 cars and there is a gated side access. Garage with electronic door and further store with access to garden. The stunning rear garden has been completely re-landscaped with grey patio, lawn and immaculate flower and shrub borders; Newly constructed garden room with power, light and heating.

Council Tax Band: E

EPC Rating: Band D



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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.
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