



40 Newcombe Road, Bournemouth
Bournemouth

In Excess of **£475,000**



40 Newcombe Road

Bournemouth, Bournemouth

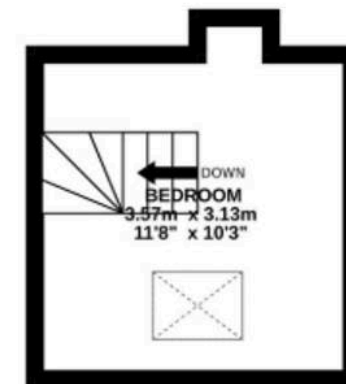
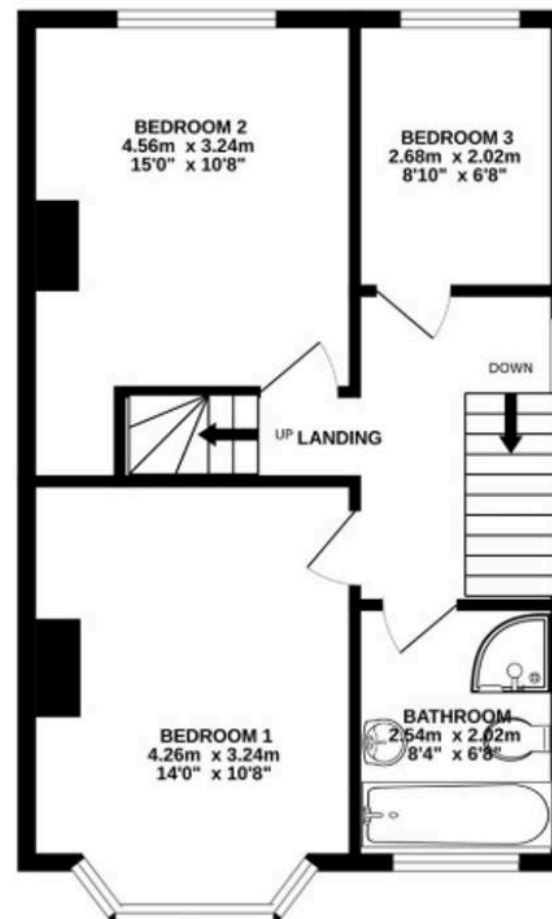
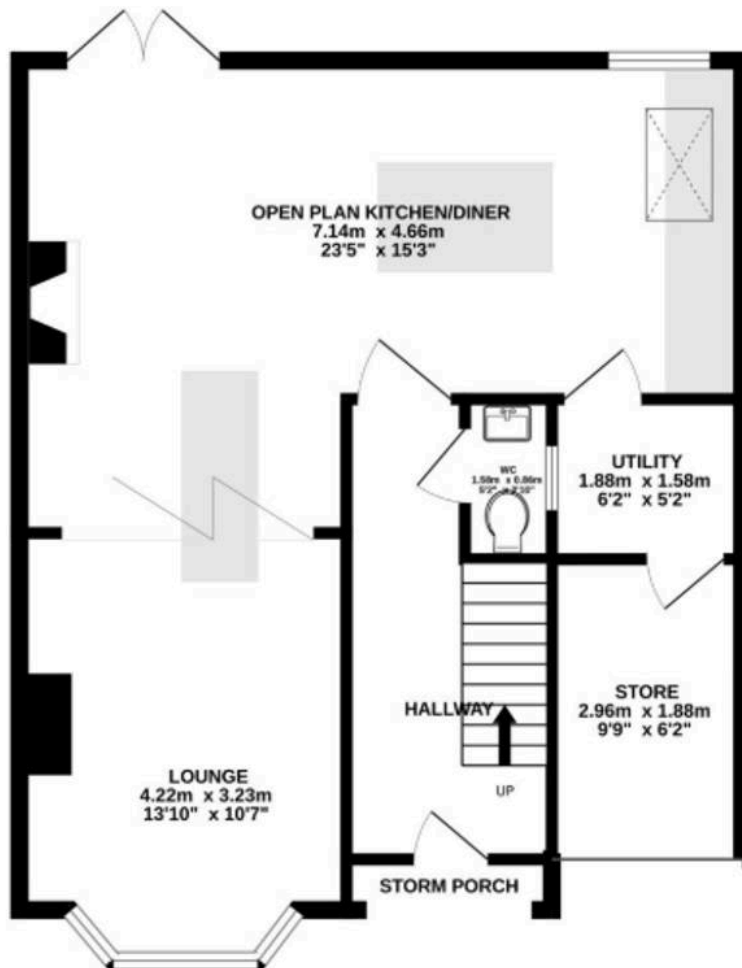
Nestled in the sought-after location of Southbourne, this exceptional property offers approximately 1300 sq. ft of contemporary living space spread over three inviting floors. The ground floor introduces an impressive open plan living area, bathed in natural light that flows effortlessly between the living room, dining area, and modern kitchen. This seamless layout provides the perfect setting for entertaining friends and family.

Moving upstairs, the first floor accommodation comprises three well-appointed bedrooms along with a sleek family bathroom. Ascending to the top floor, the generously proportioned master bedroom awaits. The property has been extended and modernised to an impeccable standard, ensuring comfort and style at every turn. This delightful home is further complemented by a private rear garden, garage, off-road parking, and the added convenience of being offered with no forward chain—making it an ideal choice for those seeking a hassle-free move.

With its attractive exterior and superb location, this property truly offers the best of both indoor and outdoor living experiences—an opportunity not to be missed for homebuyers seeking a contemporary residence in the heart of Southbourne.

GROUND FLOOR
59.8 sq.m. (633 sq.ft.) approx.

1ST FLOOR
43.9 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 113.0 sq.m. (1216 sq.ft.) 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 ©2023



40 Newcombe Road

Bournemouth, Bournemouth

Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks. A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife.

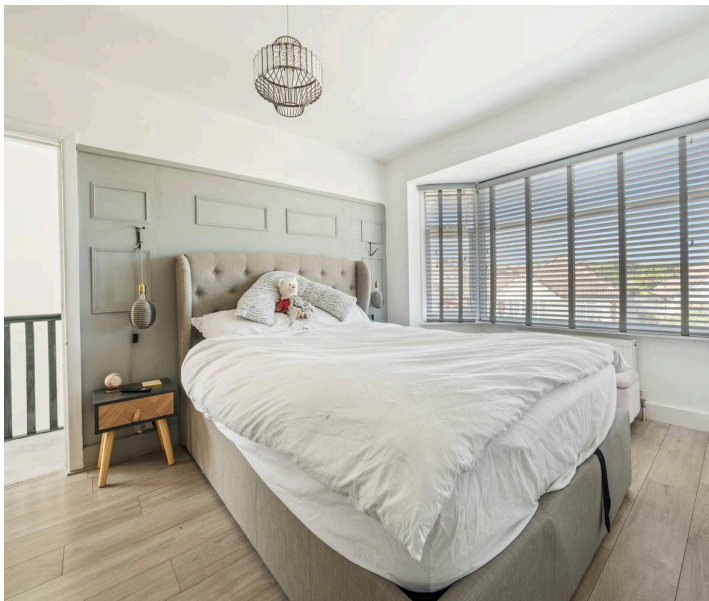
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Offering nearly 1300 sq. ft of accommodation
- Stunning open plan living area
- Situated over three floors
- Ideal Southbourne location
- Extended and modernised throughout
- Private rear garden
- Garage and off road parking
- No forward chain
- PRICED TO SELL





Jordan Marks estates

Jordan Marks Estates, 16 High Street - BH23 1AY

01202 484444 • george@jordanmarksestates.co.uk • <http://jordanmarksestates.co.uk>

JM
Jordan Marks Estates