



£2,500,000

127 Southbourne Overcliff Drive, Bournemouth, BH6 3NP



SAXE COBURG™

Property Experts







Main Description

This stunning home has been reconfigured to offer well planned accommodation throughout. The entire work has been carried out to the highest of standard with no expense spared. All fixtures and fittings are of superior quality. Also includes planning permission for rear first floor extension to enlarge the bedroom and second floor roof extension to enlarge bedroom - 7-2021-25326-J / 7-2020-25326-I

The ground floor offers an open plan layout to the rear with bi-fold doors providing access to the garden and spectacular pool area, the front aspect offers spectacular sea views. The master suite is located at the top of the building and has doors leading to a balcony again with breath-taking sea views. The huge ensuite consists of a wet room area with freestanding bath and shower divided by a floor to ceiling glass wall with door. In total this magnificent property boasts 5 bedrooms, 4.5 bathrooms, rear access from Bolton Close, parking for several vehicles and a stunning 25ft games/party room.

Externally the property has been enhanced to give a modern contemporary look with glass fronted balconies designed to take advantage of the fantastic sea views.

Situated in a most sought after, primary position directly on Southbourne Overcliff, from where the sea views stretch from the Isle of Wight to the Purbeck Hills and Old Harry Rocks. Southbourne beach is renowned to have consistent blue flag status and Southbourne Grove which is only a short distance away is an attractive cosmopolitan area with a wide selection of boutique shops, cafes, bars and restaurants.

A unique opportunity to purchase an exceptional home. To enjoy all that this house has to offer, a viewing is the only way to appreciate such a high calibre property.



FEATURES & SPECIFICATIONS

- Luxury Living
- Five/Six Bedrooms
- Large Ensuite Bathroom
- Three shower rooms(two ensuite)
- Two Balconies One with Hot Tub
- Specialist Lighting
- Underfloor Heating to Kitchen
- Stunning Outdoor Swimming Pool
- Fantastic Games/Party Room
- Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg Ltd



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(05-08) D			
(39-54) E				(09-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts