



8a Petersfield Road, Bournemouth

Guide Price £550,000



Welcome Homes are delighted to offer for sale this well presented three bedroom detached chalet bungalow situated in the popular location of Boscombe East, BH7. The property benefits from off road parking and garage, conservatory, flexible living space and a separate WC.

On entering the property an porch with tiled floor gives access to the main hallway as well as a further lobby to the rear elevation with a door through to the garage.

The main hallway has doors to all principle rooms and stairs to the first floor.

To the front elevation is a double bedroom and the kitchen. The kitchen has a range of units to eye and base level with space for a tall standing fridge/freezer, washing machine and dish washer. There is an oven and hob, sink with drainer unit and a window to the front elevation. A door gives external side access.

The living accommodation is to the rear aspect with a dining area and double opening glass casement doors leading into a cosy lounge with feature log burner. From the dining area further double opening doors lead into the conservatory which has views over the garden and double opening doors giving access out onto the paved patio area.

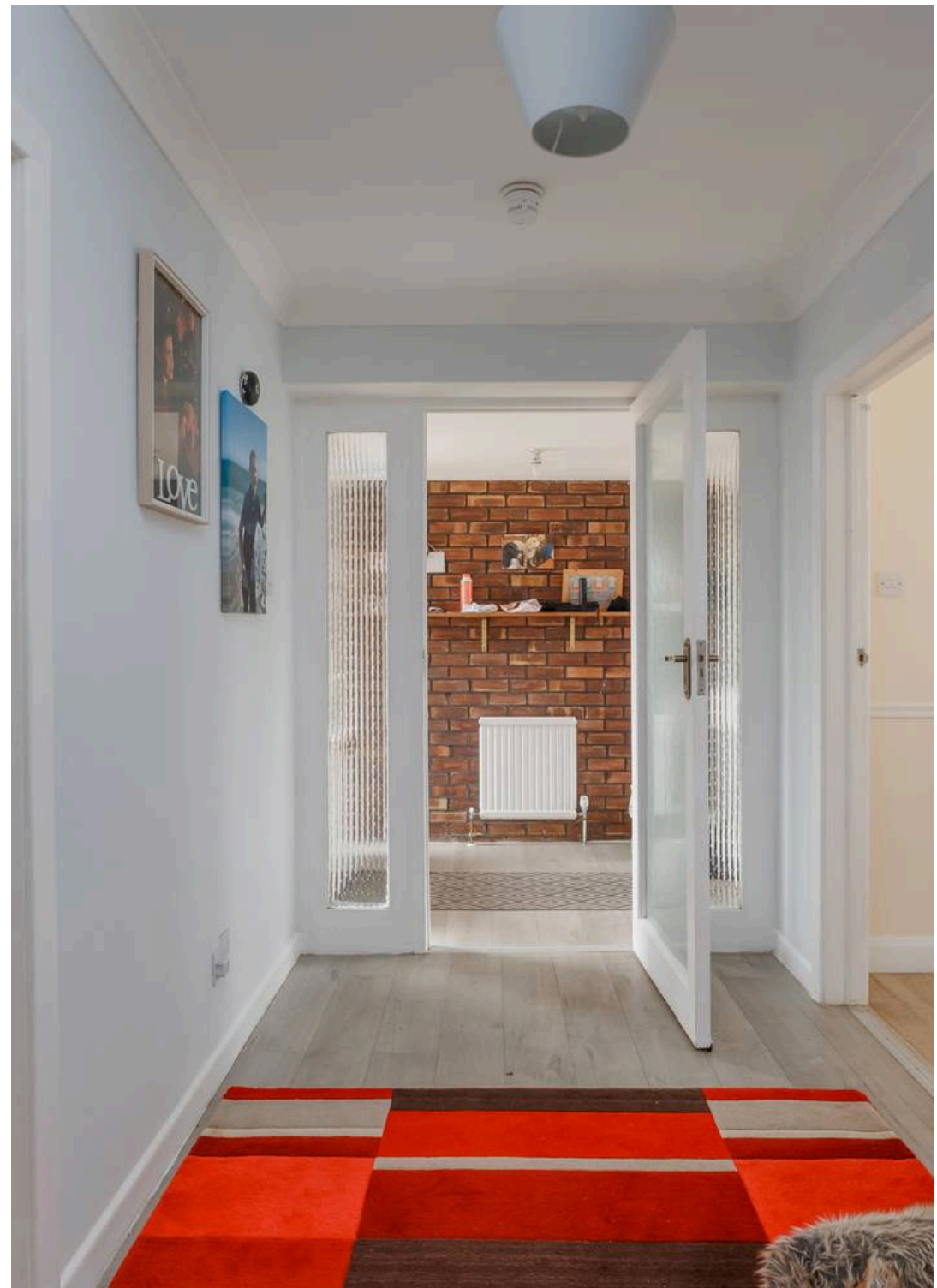
Upstairs there are two double bedrooms both benefitting from built in wardrobes and a main shower room which is part tiled with double width shower cubicle, wash hand basin and low level WC.

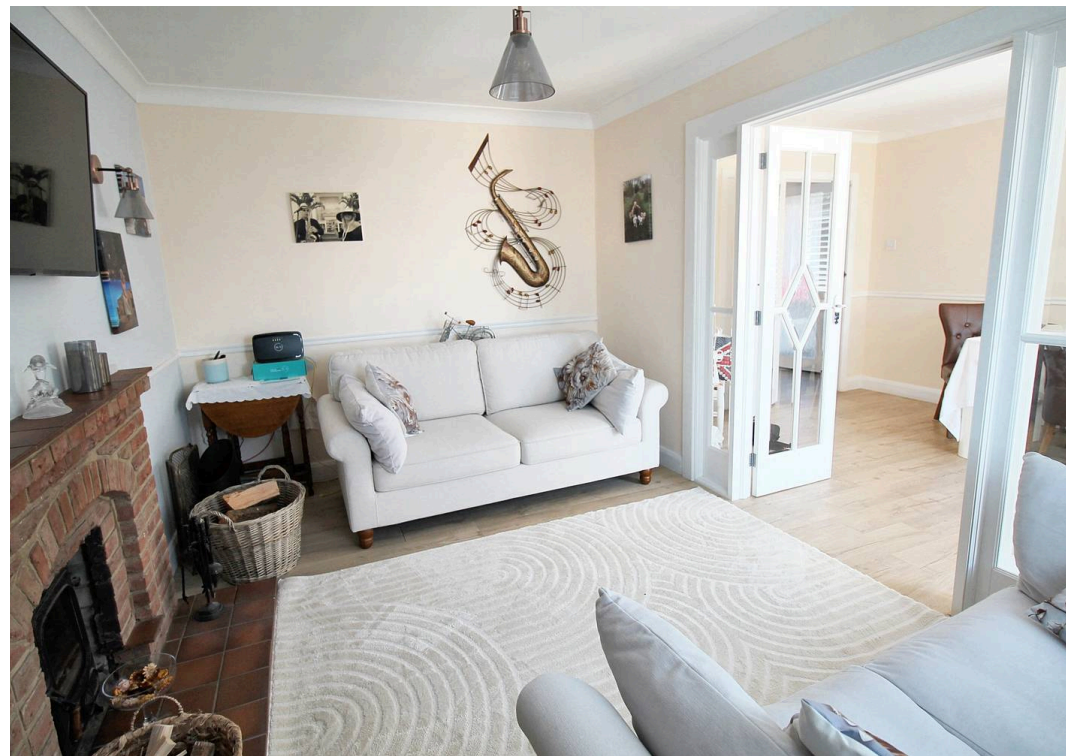
Outside the garden is predominately laid to lawn with mature shrub and flower boarders. It is enclosed by panel fencing. There is a paved patio area for outside dining and access to/from the inner lobby.

The front of the property provides off road parking for multiple vehicles with an area laid to lawn and mature shrubs giving privacy. The garage has an up and over door and benefits from light and power.

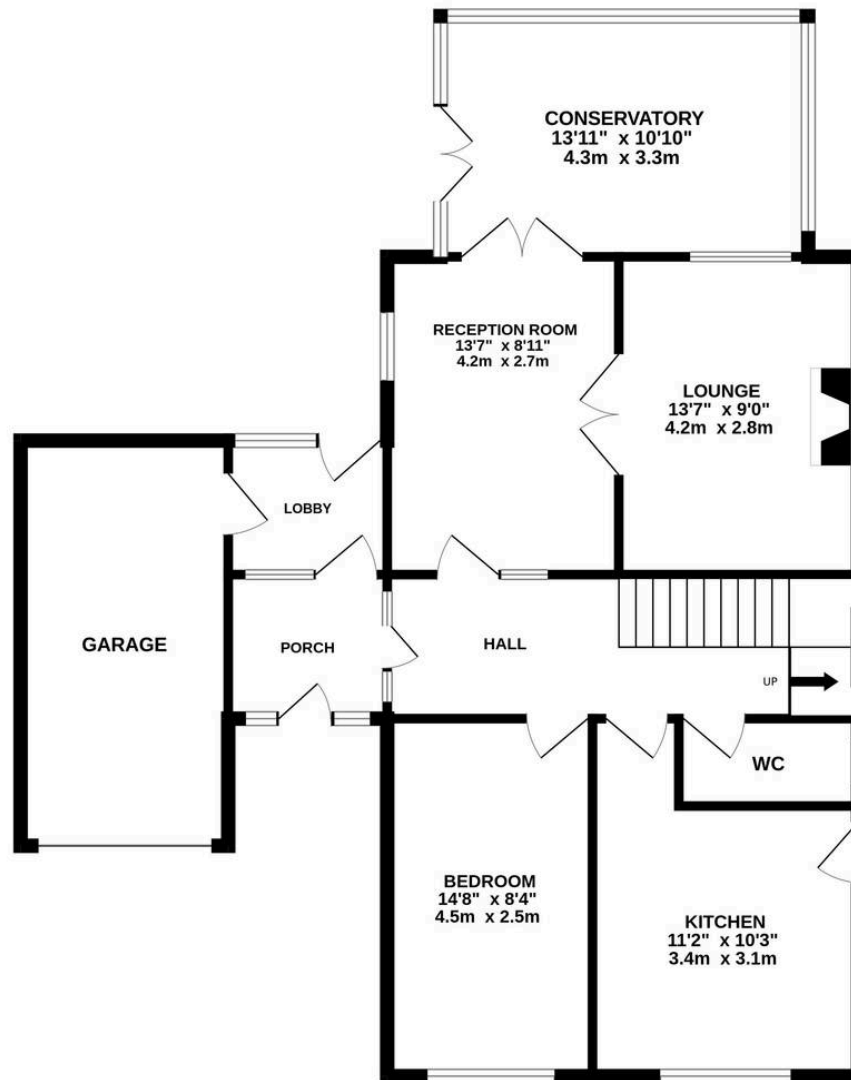
Agents note: The current owners recently installed shutters throughout most of the property.

This property is ideally located within 1 mile to The Royal Bournemouth Hospital, JP Morgan, and the A338. It also falls withing excellent school catchment areas including the recently rated outstanding Avonwood Primary School being 0.2 miles away. The popular area of Southbourne, known for its award-winning blue flag beaches, is 1 mile away, while local shops and transport links are conveniently nearby. Pokesdown train station with routes to London is 0.5 miles.

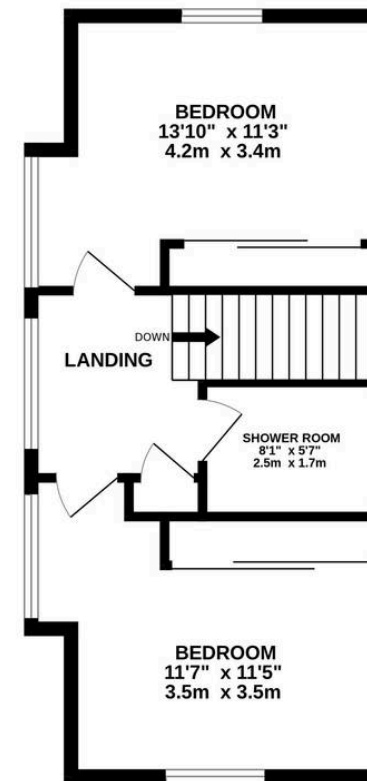




GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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