



Connells

Boscombe Cliff Road
Bournemouth



Property Description

Connells Southbourne are delighted to present this substantial detached coastal residence which expands over three levels. The sizable family home comprises five spacious bedrooms two of which have superb en-Suites, with the principle bedroom offering a large dressing area. This commanding property offers marvellous views towards Boscombe Pier and onwards to our stunning coastline. This desirable home also benefits from a fully landscaped rear garden, with Summer House, a fully functional Bar, a garage/workshop, and a stylish conservatory which overlooks rear. Viewing is essential to appreciate this signature home!

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school. The ever popular Southbourne Grove is within 1.2 miles.

There is also a main line train station at Pokesdown (1 mile away) and Bournemouth (2.3 miles away) which provide direct links to London Waterloo.

Approach

Two sets of electrically operated wrought iron gates open onto a block paved frontage which provides secure off road parking for numerous vehicles. There is the benefit of an electric charging point. Attached single garage to the front. Front door opens into the;

Entrance Porch

Built in large cupboard. Door to;

Downstairs Cloakroom

Three obscure double-glazed windows to the front aspect, Fitted with a low level WC. Pedestal hand wash basin. Ladder style heated rail. Fully tiled

walls and floor. Door into the;

Entrance Hall

Stairs to upper floor. Large understairs storage cupboard. Radiator. Doors to all ground floor rooms.

Study

9' 6" narrowing to x 9' 5" (2.90m narrowing to x 2.87m)

Double glazed window to side aspect. Feature brick-built fireplace with inset Biofuel fire. Radiator.

Sitting Room

16' 6" narrowing to x 15' 5" (5.03m narrowing to x 4.70m)

Double glazed window to side aspect. Inset modern fireplace. TV point. Radiator. Double glazed doors into the;

Conservatory

14' 9" narrowing to x 13' 3" (4.50m narrowing to x 4.04m)

UPVC construction. Door to the rear.

Dining Room

15' 2" narrowing to x 13' 8" (4.62m narrowing to x 4.17m) Double glazed bay window overlooking the rear garden. Decorative fireplace. Radiator.

Kitchen / Breakfast Room

18' 7" narrowing to x 11' 5" (5.66m narrowing to x 3.48m)

Double aspect to the front and side. Fitted with a range of wall and base unit with contrasting granite worktops over. Inset one and half bowl stainless steel sink and drainer unit. Electric hob with extractor hood over, integrated eye level double oven, integrated dish washer and washing machine. Central island with storage cupboards under and breakfast bar with wooden counter.

Radiator. Fully tiled floor. Part tiled walls. Door giving access to the side.

First Floor Landing

Stairs from the ground floor extend to the landing with a half return, double glazed window to the front aspect, a bespoke glass staircase leading to top floor principle bedroom suite. Radiator.

Bedroom One

18' 5" narrowing to x 15' (5.61m narrowing to x 4.57m)

Occupying the entire second floor. Double glazed windows to the side aspect, double glazed patio doors open onto the private balcony. Spacious dressing area with an extensive range of fitted wardrobes. Door to;

En -Suite

Obscure double-glazed window to side aspect. Large enclosed modern shower cubicle with shower. Low level WC. Hand wash basin with vanity unit. Fully tiled walls and floor.

Bedroom Two

14' 9" narrowing to x 14' 8" (4.50m narrowing to x 4.47m)

Double glazed bay window to side aspect, double glazed door onto private balcony. Fitted wardrobes. Radiator. Door to;

En -Suite

Obscure double glazed window to the side aspect. Large enclosed shower cubicle. Low level WC. Wash hand basin with vanity unit. Wall mounted ladder style heated radiator. Fully tiled walls and floor.

Bedroom Three

15' 6" narrowing to x 13' 8" (4.72m narrowing to x 4.17m)

Double aspect to the front and side. Radiator.

Bedroom Four

18' 4" narrowing to x 9' 2" (5.59m narrowing to x 2.79m)

Double aspect to the front and side. Radiator.

Bedroom Five

11' 7" narrowing to x 8' 8" (3.53m narrowing to x 2.64m)

Double aspect to the front and side. Radiator.

Family Bathroom

Two obscured double glazed windows to side aspect. Panelled bath with plumbed shower over. Low level WC. Wall mounted hand wash basin, built in storage cupboard. Fully tiled walls and floor.

Rear Garden

The rear garden is particular feature of this substantial coastal home enclosed on all sides with a sweeping raised lawned area, accessed from the steps from the decked area. It has well stocked flower borders which are planted with a variety of mature plants and shrubs. At the far end of the garden is an additional single garage which is accessed from the side of the property. This is perfect garden for entertaining relaxing or enjoying with family and friends and it has the added benefit of having a timber Tikki style bar with power and light, making it an ideal space for al fresco dining.

Tikki Bar

10' 9" narrowing to x 9' 4" (3.28m narrowing to x 2.84m)

Wooden construction, power and light connected, built in bar with fitted fridge freezer under, ceiling mounted heater.

Summer House

15' 7" narrowing to x 9' 1" (4.75m narrowing to x 2.77m)

Wooden construction with wooden glazed doors to the front, power and light connected.

Detached Rear Single Garage

18' 9" narrowing to x 9' 5" (5.71m narrowing to x 2.87m)

Located at the rear of the property with its own access from the side. Up and over door, obscure double-glazed window to the side aspect, pedestrian door allowing access from the rear. Power and light.



Attached Single Garage

17' 3" narrowing to x 9' 1" (5.26m narrowing to x 2.77m)

Accessed from the from driveway. Obscure double glazed window to the rear, double glazed pedestrian door allowing access into the rear garden. Power and light connected.



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FOR SALE





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Tenure: Freehold



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