





Property Description

Connells of Southbourne presents a delightful detached three bedroom house in a popular residential road within Southbourne. The accommodation on offer comprises of a bright and spacious lounge, a sizeable kitchen diner which opens up onto a lovely conservatory which overlooks the enclosed landscaped garden. The upstairs accommodation offers three bedrooms and a well-appointed family bathroom. An additional benefit of this charming family home is the large driveway which extends along the side of the property and allows access to the detached garage whilst providing off road parking for several vehicles or caravans /Motorhomes.

This sizeable home is situated within walking distance of both the award-winning beaches and Southbourne's vibrant high street which offers a vast array of amenities and eateries. Family homes like this are always sought in this favourable location and viewing is strongly advised.

Entrance Porch

Double glazed door. Double glazed windows to both sides. Fully tiled flooring. Door into:

Entrance Hall

Side aspect double glazed window. Stairs leading to the first floor landing with 1/2 return. Understairs storage cupboard.

Cloakroom

Corner wash hand basin and WC.

Lounge

18' 6" x 11' 9" (5.64m x 3.58m)

Front aspect double glazed window. Marble effect feature fireplace with inset gas fire. TV point. Radiator.

Kitchen / Diner

18' 7" x 10' 5" (5.66m x 3.17m)

Range of base and wall mounted storage cupboards, polished stone worktops, inset 1.5 bowl sink unit, inset 4 ring hob with extractor over, built in gas oven, integrated dishwasher, space and plumbing for washing machine, space for tumble drier and further space for fridge freezer. Radiator. Dining area opening into:

Conservatory

10' 9" x 8' 8" (3.28m x 2.64m)

UPVC construction with double glazed patio doors to rear. Fully tiled floor. Radiator.

Landing

Side aspect double glazed window. Loft access hatch. Built in storage cupboard. Doors leading off the bedrooms and bathroom.

Bedroom One

16' 6" x 11' 8" max (5.03m x 3.56m max)

Front aspect double glazed window. A range of fitted bedroom wardrobes. Built in large storage cupboard.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

Rear aspect double glazed window. Large built in storage cupboard.

Bedroom Three

8' 1" x 6' 4" (2.46m x 1.93m)

Front aspect double glazed window. Radiator.

Bathroom

Suite comprising P shaped bath, corner shower cubicle with plumbed shower and WC. Built in airing cupboard. Side and rear aspect obscure double glazed windows.

Front Garden

Enclosed behind a low brick built wall mainly laid to lawn with stocked flower beds. Extended driveway extends along the side of the property allowing access to rear garden.

Rear Garden

Enclosed rear garden with a paved patio area which adjoins the conservatory. The remainder of the garden is laid to lawn with complimentary well stocked flower beds. Extended driveway allows access from the front to the detached single garage.

Garage

Two side aspect windows.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

view this property online connells.co.uk/Property/SBN306193



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306193 - 0006