



**Q**Quinn & Co  
ESTATE AND LETTING AGENTS

**Southill Road, Bournemouth**

- Extended three bedroom detached house
- Fantastic modern kitchen/diner
- Downstairs WC
- Off road parking

**£450,000**

**EPC Rating 'D'**





7 Southill Road, Bournemouth, BH9 1RL



## Property Description

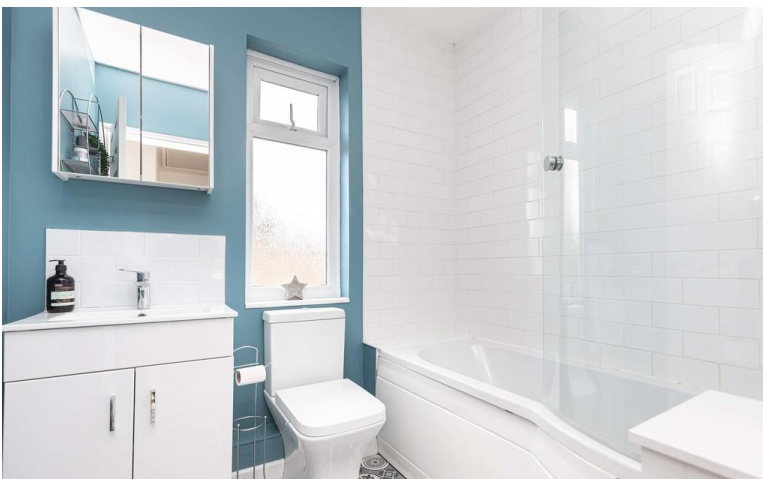
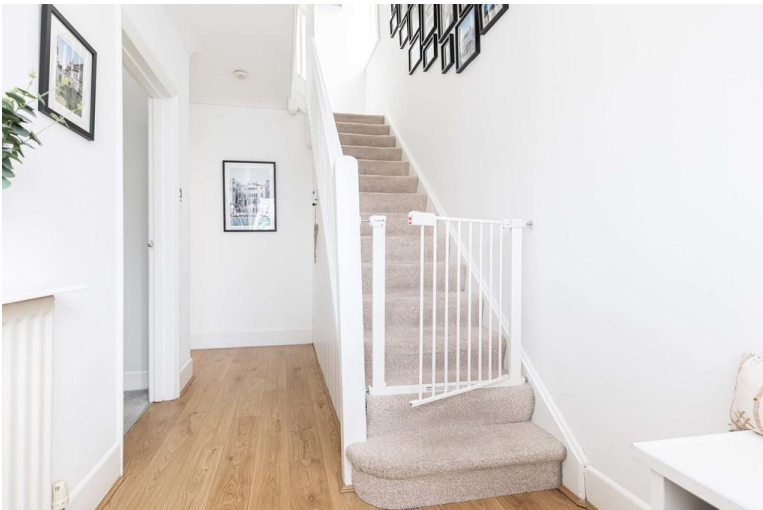
The property is situated in a fantastic position within the highly desirable BH9 postcode. It is ideal for families and within a short walk of excellent schools such as St. Walburga's Primary, Queens Park Academy and both Bournemouth Grammar Secondary Schools. Local shopping amenities are within close proximity and for more comprehensive needs there is nearby Castle Point and Bournemouth town centre; the latter of which also comprises of diverse restaurants. The property is within a short distance of the train station, serving direct routes to London, as well as miles of award-winning sandy beaches. There is also plenty of green space and parks within walking distance as well as being just a short drive away from the New Forest. There are numerous local gyms and leisure facilities close by.



The accommodation comprises of an entrance hallway, with access to the ground floor rooms, and stairs leading to the first floor. A separate lounge, with a large bay window, is set to the front of the property. The property has been extended to the rear to give a magnificent open plan living area/kitchen diner with double doors leading to the rear garden. The modern kitchen has a matching range of cupboards at base and eye level and includes an inset sink, integrated dishwasher, oven and induction hob. There are two skylight windows letting in plenty of light. Ample space is available for a sizable dining table, and other furnishings, making it perfect for family socialising. An internal door leads to a garage, measuring over 22 feet, where there is an additional sink and space for a utility area. The downstairs WC completes the ground floor accommodation. The first floor consists of two large double bedrooms and a single bedroom, all with fitted wardrobes. The modern bathroom includes an over-bath shower. Outside, the front garden provides off-road parking for two cars. The rear garden benefits from two patio areas, with the remainder laid to lawn and a selection of greenery.

Approximate measurements can be found on the floorplan.

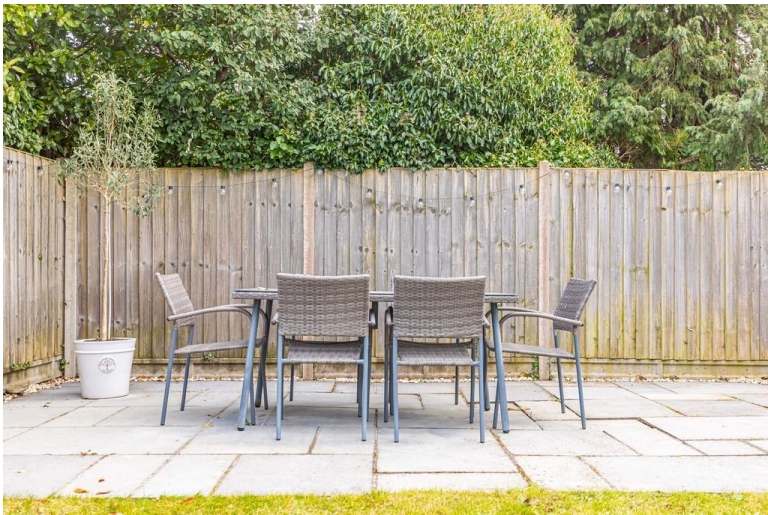
Council tax - Band D



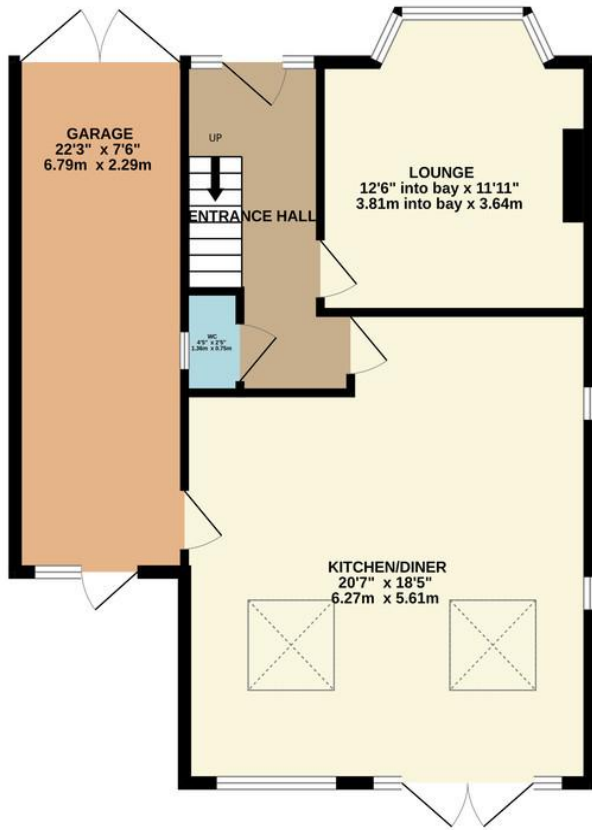




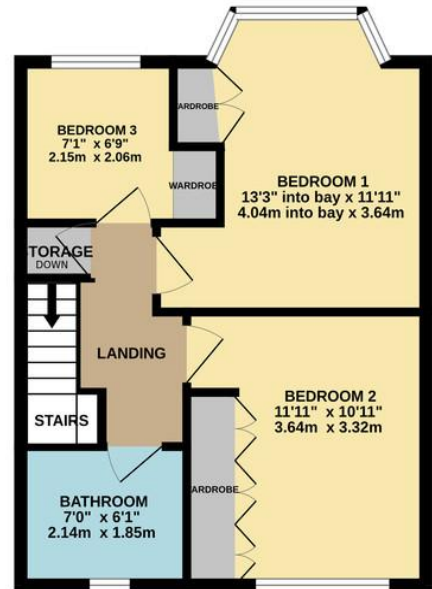




GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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413-415 Charminster  
Road  
Bournemouth  
Dorset  
BH8 9QT

[www.quinnandco.co.uk](http://www.quinnandco.co.uk)  
[sales@quinnandco.co.uk](mailto:sales@quinnandco.co.uk)  
01202 512299

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