



8, Elgin Road, Bournemouth,

A glorious and substantial Art Deco period family residence with eight bedrooms, a cellar, wonderful gardens and a detached three bedroom annex all situated in a superior and highly sought after location. The home requires full refurbishment and modernisation throughout.

Guide Price
£1,000,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

8, Elgin Road, Bournemouth, BH4 9NL

- A beautiful period home in a superior and sought after location
- Stunning character with some exquisite original features
 - A substantial home with a large detached annex
- Ideal multigenerational living and/or home and income
- Requiring modernisation and refurbishment throughout
 - Set over four floors
 - A desirable and one of a kind opportunity
 - No forward chain, vacant possession
 - A once in a lifetime opportunity

Viewing strictly by appointment
Symonds & Sampson
01202 843190





A stunning house which requires complete modernisation.

A truly remarkable property that exudes elegance and charm. This stunning art deco period home boasts four reception rooms and seven bedrooms, offering ample space for luxurious living. Conveniently located close to the town centre.

One of the standout features of this property is the large detached annex which has three bedrooms, providing additional space for guests, extended family members or as a home income. Plenty of parking available with room for several cars.

Situated over four levels, including a useful cellar room, this property offers versatility and functionality. The large gardens surrounding the house create a secluded oasis, perfect for relaxing or entertaining outdoors. The highly sought-after location close to both the town centre and beach ensures that you are never far from the vibrant energy of

Bournemouth.

Don't miss this opportunity to own a piece of history in a prestigious area, with the opportunity to re-model and create your own luxury lifestyle. This property is a rare find and promises a lifestyle of luxury and comfort. Embrace the charm of this home and make it your own today.

Internally

This property has a wealth of charm, character and period features; the entire dwelling requires full modernisation and updating. It is ready for someone to remodel and make it their own.

Currently the main house has eight bedrooms with the master suite boasting en-suit facilities as well as a separate dressing room. The guest bedroom also has an en-suite. In total there are four bathrooms to include the en suites and two separate w/c's. One of the bedrooms has access to a balcony and the second floor could be used as its own accommodation due to having its own kitchen which could



become an en-suite or further bedroom.

On the ground floor there are four reception rooms as well as a cellar which can be accessed from the breakfast room. There is a cloakroom and kitchen.

Externally

To the front right is a large driveway offering ample parking which in turn leads to an open fronted double carport beneath the annex. The remainder of the front garden is tiered with low level security walls, a lawn area and access to the front reception rooms. The front garden is currently overgrown and partially wooded.

The rear is laid mainly to lawn and has a high degree of privacy as well as access to the annex.

Annex

An entrance leads to the first floor which houses three bedrooms, a bathroom and a separate kitchen. The landing is large and could be used as a reception area. From the

entrance hall there is a utility room and a W/C.
The annex is an excellent opportunity to generate income or be used for extended friends and family.

Services and agents note

All mains services

EPC rating - E

Council Tax Band - G

Mobile phone and broadband available in this location



Elgin Road, Bournemouth

Approximate Area = 4867 sq ft / 452.1 sq m

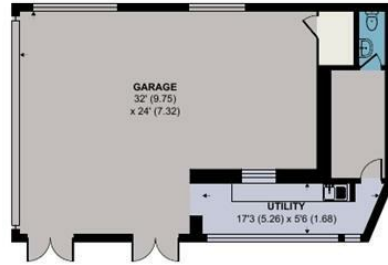
Limited Use Area(s) = 211 sq ft / 19.6 sq m

Garage = 937 sq ft / 87 sq m

Annexe = 1334 sq ft / 123.9 sq m

Total = 7349 sq ft / 682.6 sq m

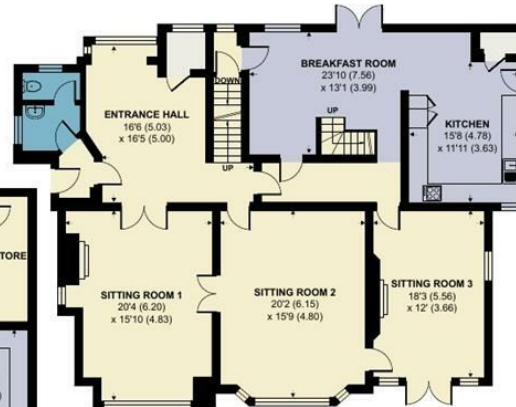
For identification only - Not to scale



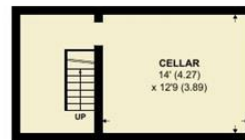
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



BASEMENT



SECOND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		51	70
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Symonds & Sampson. REF: 1118084



WIM/IJNW/MAY24



01202 843190

Symonds & Sampson 5 West Street

Wimborne

Dorset

BH21 1JN

wimborne@symondsandsampson.co.uk

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