



STRATTON OAK ESTATES

42 Burleigh Road, Southbourne, BH6 5DZ  
£475,000



This CHARMING 3 Bedroom Detached Property is ideally located within a SHORT WALK from Southbournes vibrant HIGH STREET and its golden sandy BEACH. A perfect position for coastal living, the property has a versatile loft room, kitchen/diner and a generous sized garden. The perfect opportunity to create that long term family home.

- Situated in the heart of Southbourne, just a short walk from the vibrant High Street and stunning sandy beach.
- Versatile Living Space offering kitchen/diner with double french doors leading to the garden, perfect for entertaining and family living.
- Bright and Spacious cozy lounge area at the front of the property, seamlessly connecting to the dining space.
- Two large double bedrooms offering plenty of natural light and ample storage space with fitted wardrobes.
- Versatile additional loft room ideal for use as a home office, Guest room or play area.
- Generous low maintenance garden with multiple seating areas designed for enjoying the sun throughout the day.
- Modern, well-equipped bathroom with contemporary fixtures including bath and separate shower.
- Coastal location with a relaxed community atmosphere amongst the local shops, cafes, and outdoor activities.



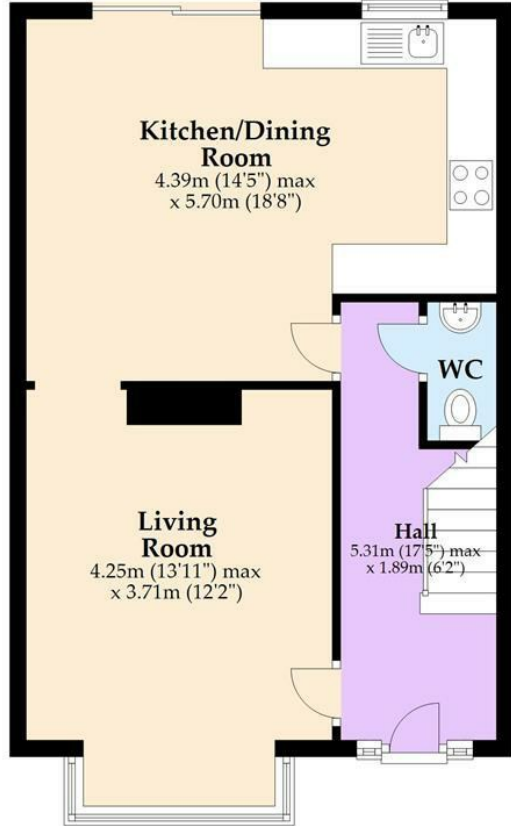




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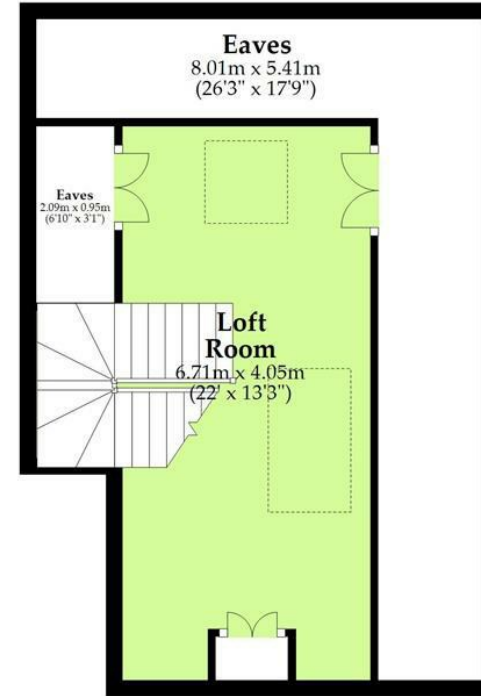
**Ground Floor**  
Approx. 50.7 sq. metres (546.2 sq. feet)



**First Floor**  
Approx. 50.9 sq. metres (547.4 sq. feet)



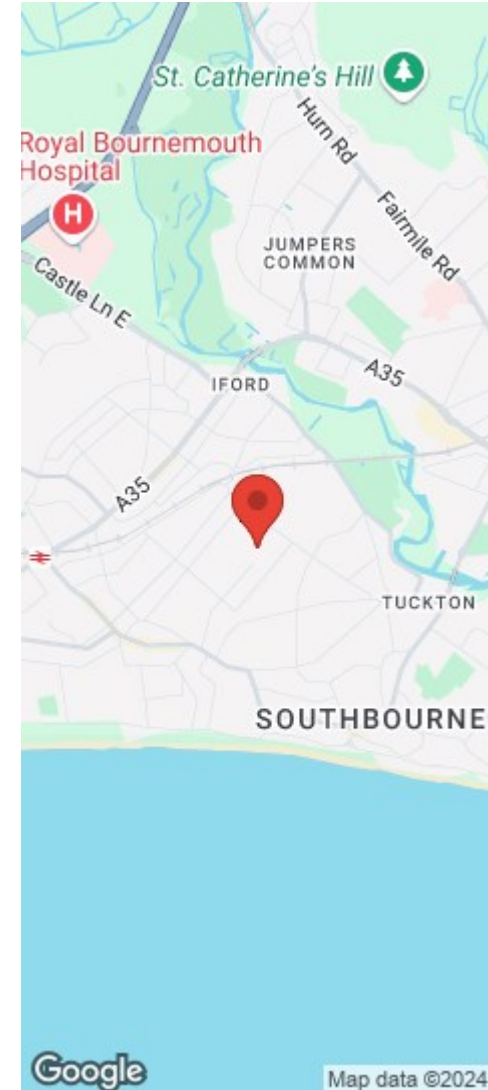
**Room in Roof**  
Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 142.0 sq. metres (1528.3 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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