

Property Location  
Southbourne



Ground Floor

First Floor

Total Area: 74.8 m² ... 806 ft²

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Paisley Road, Bournemouth

Guide Price £365,000





End-Of-Terrace House

3 Double Bedrooms

Good Sized Lounge/Dinner

S/E Facing Garden

UPVC Double Glazing

Modern Build

Private No Through Road

Suburb School Catchment

Highly Sought After Area

Newley Refurbished Bathroom

Off Road Paring For 2 Cars



## Why you'll like it

Modern Three-Bedroom Home in a Quiet Southbourne Cul-de-Sac

Tucked away in a peaceful no-through road, this stylish three-bedroom end-of-terrace home offers modern, well-maintained living with a spacious driveway for two vehicles and a beautifully enclosed rear garden-ideal for those seeking a comfortable, low-maintenance lifestyle.

Set within Bryony Gardens, a private cul-de-sac development of just four properties, this particular home enjoys the prime end plot of a staggered terrace. It benefits from the largest side driveway in the development, providing generous off-road parking.

Step inside through a practical entrance porch, perfect for storing coats, shoes, and daily essentials. This opens into a bright, open-plan living and dining area, enhanced by a large front-facing window that fills the space with natural light. Stylish wood-effect laminate flooring flows throughout, while a useful under-stairs cupboard keeps clutter at bay. A return staircase subtly divides the space, adding to the home's thoughtful layout.

From the living area, an inner hallway leads to a spacious ground-floor WC and continues into the contemporary kitchen/breakfast room. Arranged in a functional L-shape, the kitchen offers a range of modern eye- and base-level

units, a fitted gas hob, electric oven with extractor hood, and space for a washing machine and tall fridge/freezer. There's ample room for a breakfast table or freestanding storage, while a large picture window frames a view of the rear garden. A side door provides convenient outdoor access.

Upstairs, the landing includes built-in storage and gives access to three well-proportioned bedrooms. Both the master and second bedrooms accommodate double beds, while the third makes an ideal nursery, home office, or guest room. The family bathroom is bright and contemporary, featuring a side-aspect window, low-level WC, a vanity-mounted basin, and a full-sized bathtub with an overhead shower and heated towel rail.

Outside, the property continues to impress. A tidy front garden adds kerb appeal, while the gated driveway offers privacy and convenience. The enclosed rear garden is a perfect retreat, with a wraparound patio for al fresco dining and a well-kept lawn offering an easy-care outdoor space.

This is a superb opportunity to secure a modern, move-in-ready home in one of Southbourne's most desirable locations. Early viewing is highly recommended-contact us today to arrange your appointment.

Agent Notes  
Tenure – Freehold  
Council Tax Band – C  
EPC Rating – D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

