



Estate Agents



Auctioneers

Southwick Road, Southbourne, Bournemouth, Dorset, BH6 5PT

Guide Price £450,000 - £475,000 – Freehold

**Extended Three-Bedroom Semi-Detached House | Hallway | Living Room | Kitchen / Diner | Utility Room | Downstairs W.C
En-Suite | Family Bathroom | Stairs Leading To Loft | Freehold | Driveway | Rear Garden**

Situated in the popular Southwick Road area, this well-presented and extended three-bedroom semi-detached home offers spacious family living. Conveniently located near local shops, well-regarded schools and everyday amenities, the property is also a short drive from the beautiful sandy beaches, historic Christchurch and vibrant Southbourne Grove, with its excellent selection of shops, cafés and restaurants.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, together with a useful understairs storage cupboard. To the left, the cosy living room features an attractive bay window, allowing plenty of natural light to fill the space, while a wood-burning stove creates a warm and inviting focal point, perfect for relaxing during the evenings. The impressive open-plan kitchen/diner forms the heart of the home, offering generous proportions and presented in excellent order throughout. The ground floor benefits from attractive engineered wood flooring, complemented by elegant marble floor tiles in the utility room and downstairs cloakroom. Underfloor heating adds an extra touch of comfort to the dining area, utility room and cloakroom. The kitchen benefits from an abundance of worktop and storage space, complemented by a central island providing additional preparation space and a practical area for casual dining or socialising. There is an integrated dishwasher and space for a freestanding range cooker, while the adjoining dining area provides an ideal setting for family meals and entertaining guests. Further enhancing the practicality of the ground floor is a separate utility room and a convenient downstairs cloakroom. To the first floor, the landing leads to three bedrooms, two of which are comfortable doubles. The principal front bedroom is particularly light and spacious, offering ample room for a range of bedroom furniture, including wardrobes, bedside tables and a chest of drawers. The second bedroom benefits from a newly fitted en-suite shower room, comprising a shower enclosure with overhead shower attachment, wash basin and WC. The third bedroom would make an ideal nursery, child's bedroom or home office, depending on individual requirements. Completing the first-floor accommodation is the family bathroom, fitted with a bath, wash basin and WC, with a window providing natural ventilation. Additional benefits include gas central heating, double glazing and a staircase leading to the loft space, which offers potential for further development, subject to the necessary planning permission and building regulations approval.

Outside, the enclosed rear garden features a decked seating area and lawn, ideal for relaxing and entertaining. To the front, a paved driveway provides off-road parking, complemented by a lawn and mature shrubs. An excellent opportunity to acquire a spacious family home in a sought-after location, offering versatile accommodation and convenient access to local amenities and the nearby coastline.

Tenure: Freehold

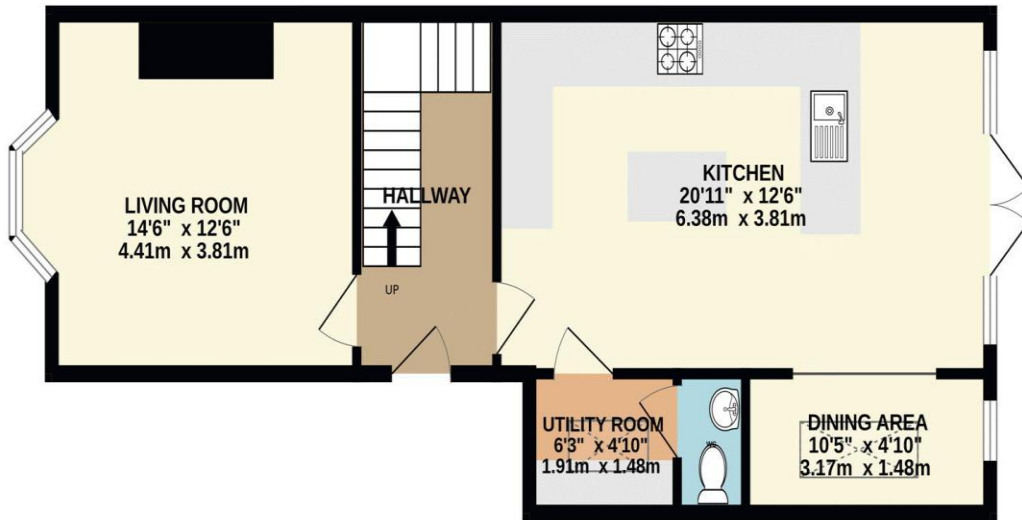
EPC Rating: 62 | D

Council Tax Banding: C

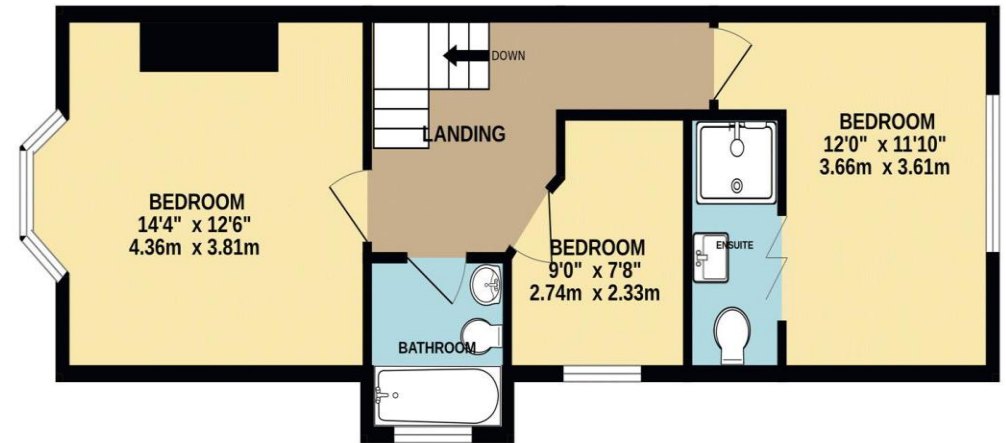




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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