



Estate Agents



Auctioneers

Arnewood Road, Southbourne, Bournemouth, Dorset, BH6 5DG

Guide Price £575,000 – Freehold

**Four Bedroom Detached House | Two Reception Rooms | Downstairs Cloakroom | Fully Fitted Kitchen & Bathroom Suites
No Onward Chain | Detached Garage | Private Rear Garden With Summerhouse | Driveway Parking | Close to Local Amenities
Short Distance to the Beach**

Offered to the market with no onward chain, this four-bedroom detached family home is located in the popular residential area of Arnewood Road, Southbourne. The house is just a short walk from Southbourne Grove, where you'll find a variety of shops, restaurants, coffee shops, cafes, bars, and numerous other amenities. Additionally, the award-winning blue flag sandy beaches are close by, so everything you need is right on your doorstep!

Upon entering the property, you are welcomed by a porch that is ideal for hanging coats and storing shoes. This leads into a spacious hallway that provides access to all ground-floor rooms. The front reception area features a bay window, allowing plenty of natural light in, as well as a gas fireplace for added warmth. The rear reception also boasts a bay window and includes patio doors that open directly into the rear garden. The kitchen and dining room provide generous worktop and cupboard space, including an area for a freestanding gas cooker. There is also plumbing available for both a washing machine and a dishwasher. Additionally, at the back of the property, you will find a convenient cloakroom.

Upstairs, you will find four bedrooms, three of which are doubles. The fourth bedroom is well-suited for use as an office or a child's bedroom. The three-piece bathroom suite includes a bathtub, a toilet, and a basin, complemented by two windows for extra ventilation. Additional benefits of the property include gas central heating and double glazing.

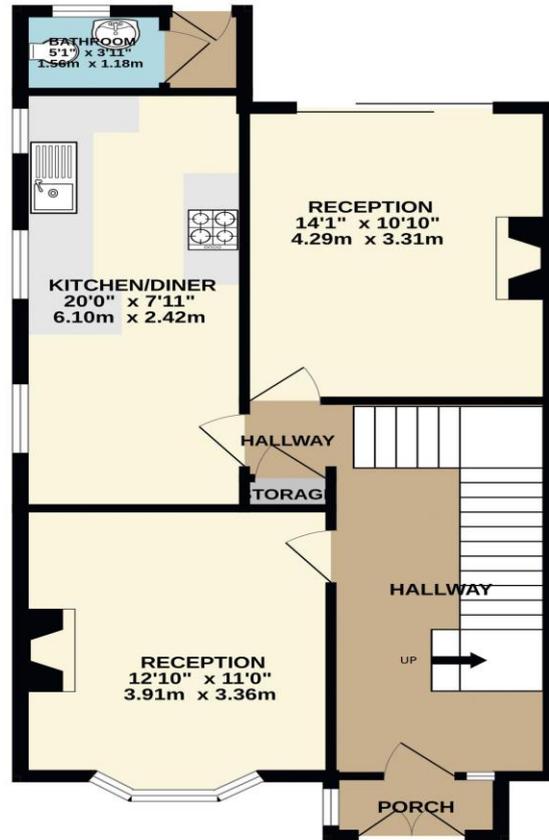
Outside, the rear garden features a combination of patio and lawn areas, all enclosed by wood panel fencing. There is also a detached garage and a charming wooden summerhouse. Side access allows you to move easily from the back to the front of the house, where you will find a driveway for parking.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 56 | D

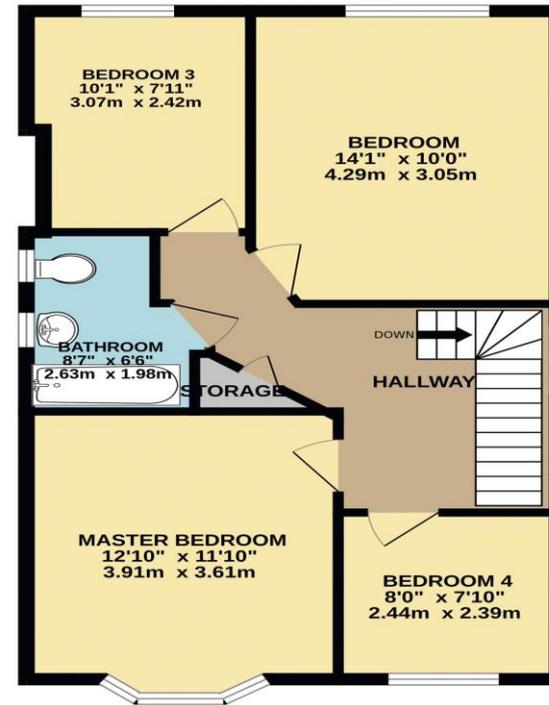




GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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