



Estate Agents



Auctioneers



# Stourfield Road, Southbourne, Bournemouth, Dorset, BH5 2AR

**Guide Price £360,000 – Freehold**

**Character Three Bedroom House | Hallway | Spacious Open Plan Living / Dining Area | Modern Fitted Kitchen  
Four Piece Bathroom Suite | Private Rear Garden | Freehold | Close To Local Shops & Schools | Easy Access To The Beach  
Ideal First Time Purchase | Gas Central Heating | Double Glazing | Viewing Essential**

A beautifully presented three-bedroom character terraced home, perfectly positioned in the heart of Southbourne, just a short stroll from the bustling Southbourne Grove. Renowned for its vibrant atmosphere, the Grove offers an excellent selection of independent cafés, restaurants, bars, boutique shops and everyday amenities, while the area's award-winning Blue Flag beaches are within easy walking distance via the picturesque Fisherman's Walk. The property welcomes you with a spacious entrance hall featuring generous understairs storage, perfect for coats and shoes. Beyond, the impressive open-plan living and dining room provides a bright and inviting space, beautifully finished with quality wood-effect flooring. A charming log burner creates a cosy focal point, making it an ideal setting for both relaxing evenings and entertaining family and friends.

To the rear, the contemporary galley-style kitchen has been thoughtfully designed to maximise both style and functionality. It features integrated appliances including a dishwasher and washing machine, a breakfast bar, space for a freestanding cooker with fitted extractor hood, and a sink overlooking the side garden. A door opens directly onto the rear garden, creating an effortless flow between indoor and outdoor living. The first floor offers three well-proportioned bedrooms. The spacious principal bedroom, measuring approximately 12'2" x 11'9", enjoys a front aspect and benefits from a built-in storage cupboard. The second double bedroom, approximately 12'1" x 11'10", also features a built-in wardrobe, while the third bedroom is a versatile single room with both a window and skylight, making it equally suited as a child's bedroom, nursery, home office or study. Completing the accommodation is an immaculately presented family bathroom, fitted with a stylish four-piece suite comprising a freestanding bath, separate walk-in shower with glass screen, WC, wash hand basin with mixer tap, heated towel rail, and a window providing natural light and ventilation. Further benefits include gas central heating and double glazing throughout.

Outside, the attractive rear garden combines a lawn with a generous patio area, creating an ideal space for outdoor dining, entertaining or simply unwinding. Enclosed by timber fencing with established shrub borders, it also benefits from a rear gate providing convenient access onto Seabourne Road. To the front, a charming enclosed garden framed by a traditional brick wall enhances the property's attractive kerb appeal.

Tenure: Freehold

Council Tax Banding: C

EPC Rating: 72 | C







GROUND FLOOR



1ST FLOOR



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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