



Estate Agents



Auctioneers

Beaufort Road, Southbourne, Bournemouth, Dorset, BH6 5AP

Guide Price £475,000 – Freehold

**Three/Four-Bedroom Detached House | Hallway | Living Room | Dining Room | Kitchen
Downstairs Shower Room / Bedroom | Family Bathroom | En-suite to Master Bedroom | Rear Garden
No Onward Chain | Freehold | Driveway | Ideal First-Time Purchase | Viewing Advised**

A very well-presented three/four-bedroom detached house, offered to the market with no onward chain, ideally situated on the sought-after Beaufort Road in Southbourne. The property enjoys an excellent location, being within easy reach of the vibrant Southbourne Grove, offering a comprehensive range of amenities including restaurants, cafés, coffee shops, bars and independent retailers. The area is also renowned for its award-winning Blue Flag sandy beaches, which are just a short distance away. Excellent transport links and a selection of well-regarded local schools further enhance the property's appeal.

Upon entering, you are welcomed into a spacious entrance hallway with doors leading to the principal ground floor rooms. The generous living room features a lovely bay window, allowing an abundance of natural light to flood the room and creating a comfortable and inviting space, ideal for relaxing and unwinding in the evening. Beyond the living room is the dining room, which leads directly through to the kitchen, creating a particularly sociable and practical area for entertaining. The kitchen benefits from dual-aspect windows, providing plenty of natural light, together with ample worktop and cupboard space. Integrated appliances include a fridge and freezer, while there is also space and provision for both a washing machine and dishwasher. The ground floor also benefits from a modern shower room, comprising a wash hand basin, WC and glass-enclosed shower. Completing the ground floor is a versatile additional room, currently suited as a bedroom/study/playroom, offering excellent flexibility to adapt to a variety of lifestyle requirements.

Upstairs, there are three well-proportioned bedrooms, all presented in good decorative order. The principal bedroom benefits from its own en-suite shower room, providing additional comfort and convenience, while the remaining two bedrooms are served by a family bathroom. Outside, the rear garden is predominantly laid to lawn with a patio area, providing an ideal space for outdoor dining, entertaining or simply enjoying the sunshine. The garden is enclosed by wood-panel fencing and complemented by mature shrub borders, creating a pleasant and private setting. Side access provides convenient access between the front and rear of the property. To the front, there is a driveway providing off-road parking. An appealing and versatile family home in a highly desirable Southbourne location, offered with the significant benefit of no onward chain.

Tenure: Freehold

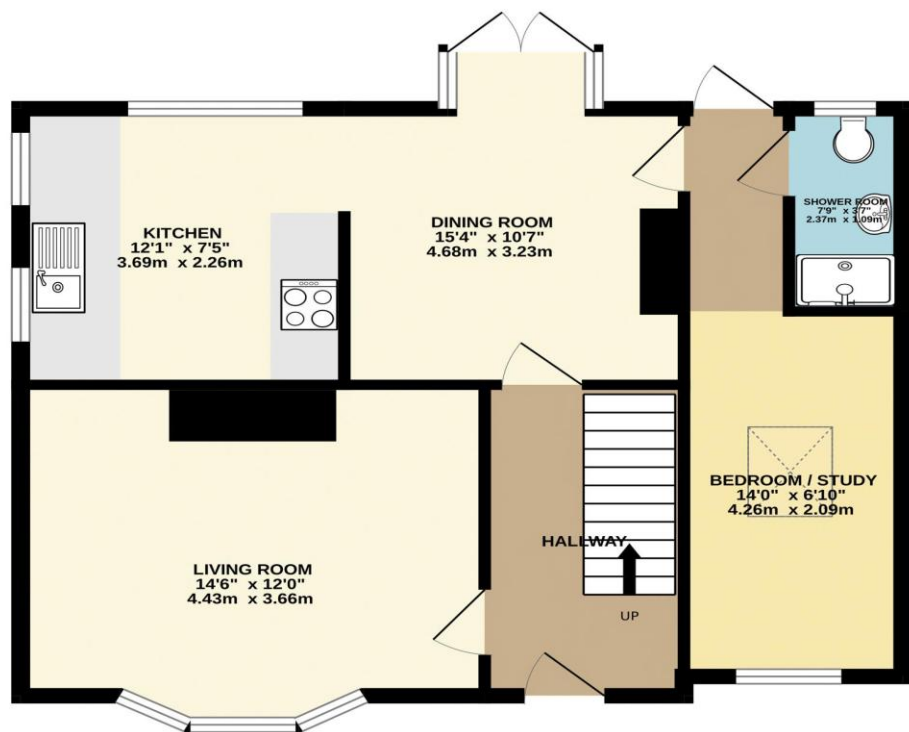
EPC Rating: 68 | D

Council Tax Banding: D

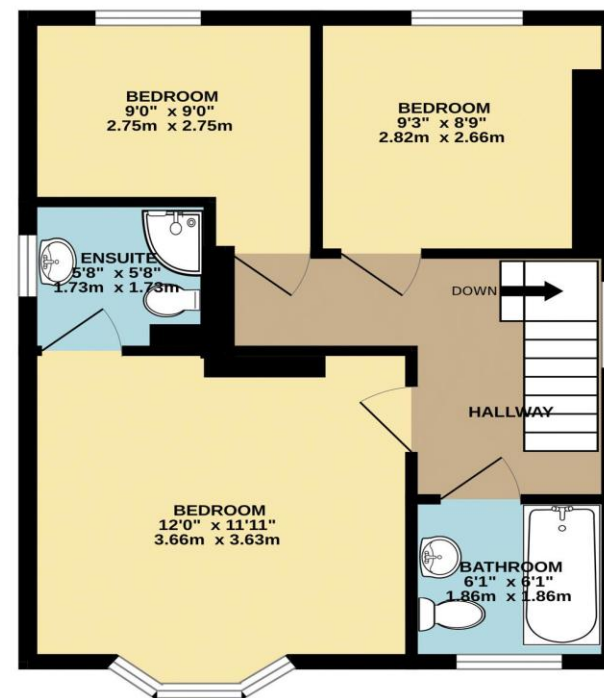




GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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