



Estate Agents



Auctioneers

Fenton Road, Southbourne, Bournemouth, Dorset, BH6 5EY

Guide Price £525,000 – Freehold

**Extended Four Bedroom, Two Bathroom Semi Detached Period House | Porch | Hallway | Lounge | Dining Room | Kitchen
Conservatory | Downstairs WC | Landing | Three Double First Floor Bedrooms | Family Bathroom | Stairs to Second Floor
Fourth Bedroom & En-suite | Multiple Off-Road Parking | Large Summerhouse | 80' Garden**

A rare opportunity to purchase an extremely spacious four-bedroom, two-bathroom semi-detached period house, thoughtfully extended by the current owners to provide generous family accommodation arranged over three floors. The property also benefits from multiple off-road parking spaces and an impressive 80-foot rear garden. It is ideally positioned within the highly sought-after Stourfield School catchment area and further features UPVC double glazing, gas-fired central heating, and contemporary kitchen and bathroom fittings throughout. Viewing is highly recommended.

Upon entering via the porch, you are welcomed into a hallway with access to the front lounge, measuring 12' x 15.5', featuring a bay window that allows for plenty of natural light. Sliding doors connect this space to the rear dining room, which is currently used as an additional bedroom, offering flexibility depending on requirements. The bright and spacious 15-foot kitchen is fitted with an extensive range of wall and base units, while still allowing room for a central table. From here, doors lead to both the side and rear, opening into an 11-foot UPVC conservatory that provides further living space and direct access to the garden. A convenient downstairs WC completes the ground floor. The first floor offers three well-proportioned double bedrooms along with a modern four-piece family bathroom, comprising a separate shower unit, bath, wash basin, and WC. The loft conversion adds a further double bedroom, complete with its own en-suite shower room with WC and basin, making it ideal as a principal suite or guest accommodation.

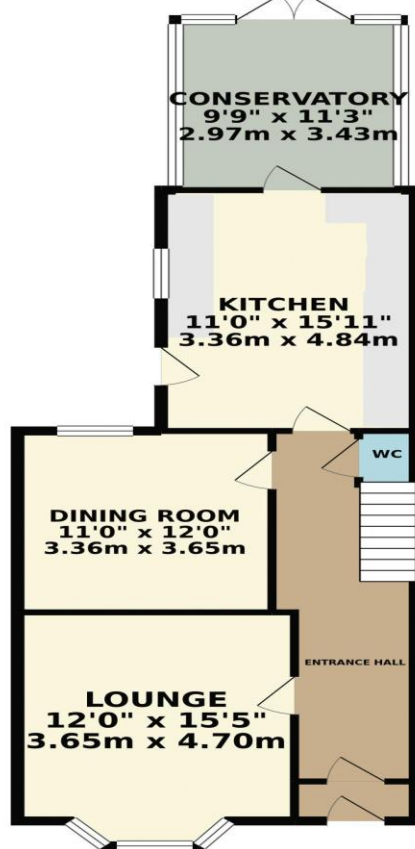
Externally, the property continues to impress. The front driveway provides parking for at least three vehicles, with double gates leading to additional hardstanding suitable for further parking or for a boat or caravan. The generous 80-foot rear garden features a large shed and a summerhouse, along with two sizeable patio areas and a lawn, all enjoying a secluded and sunny aspect.

Tenure: Freehold
EPC Rating: 53 | E
Council Tax Banding: C





GROUND FLOOR 737.38 sq. ft.
(68.50 sq. m.)



1ST FLOOR 627.40 sq. ft.
(58.29 sq. m.)



2ND FLOOR 283.99 sq. ft.
(26.38 sq. m.)



TOTAL FLOOR AREA : 1648.77 sq. ft. (153.18 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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