





Situated in a peaceful cul-de-sac on Overton Road, this beautifully presented three-bedroom semi-detached home has been thoughtfully extended by the current owners to create a bright, spacious and versatile living environment. Offered in excellent decorative order throughout, the property features light-filled rooms finished in neutral tones, providing a ready-made canvas for personalisation. A particular highlight is the impressive garden room, which enhances the sense of space and flexibility within the home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- PEACEFUL CUL-DE-SAC LOCATION
- THREE-BEDROOM SEMI-DETACHED HOME
- LOUNGE WITH FEATURE FIREPLACE
- GARDEN ROOM WITH SKY-ROOF
  - MODERN FAMILY BATHROOM
  - REAR LAWNED GARDEN
  - VERSATILE GARDEN CABIN
  - BUILT-IN WARDROBES IN BEDROOMS
  - GREAT SCHOOL CATCHMENT
  - CONVENIENT AMENITY LOCATION



# Overton Road, Southbourne

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft

Outbuildings = 25.3 sq m / 272 sq ft

Total = 113.2 sq m / 1218 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.