
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Southbourne Road, Southbourne, Bournemouth, Dorset, BH6 5AE
Guide Price £400,000 - £425,000 – Freehold

2300 sqft Of Accommodation | Entrance Hallway | Reception Room | Five Bedrooms | Modern Shower Room | Kitchen Garage | Stairs To Basement Room | Large Rear Garden | Off-Street Parking for 5 Cars | No Chain

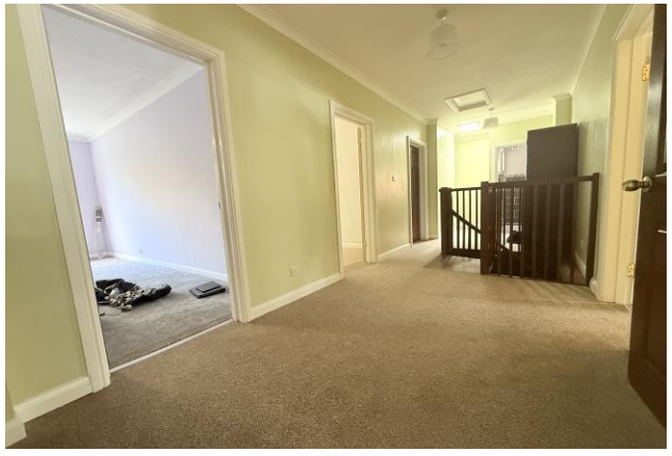
An incredible and rarely available opportunity to acquire this exceptionally spacious 2,300 sq ft five-bedroom ground floor apartment, occupying the entire ground floor of the building and featuring an impressive 27ft basement entertainment area. Conveniently located just a short walk from the popular shopping parade at Southbourne Grove, with easy access to local bus routes and Pokesdown railway station, this unique property offers a remarkable amount of versatile accommodation.

Access is available either through the shared front porch or via a private side entrance. Once inside, a particularly spacious hallway provides access to all rooms and features a staircase leading intriguingly down to the basement level. The 17ft reception room enjoys a front aspect window and a feature fireplace, while the impressive 24ft kitchen/breakfast room is fitted with a modern range of units, a range-style cooker and ample space for additional appliances.

There are five further rooms offering flexible accommodation, suitable as bedrooms or additional reception rooms. To the front is a generous 17ft double bedroom, complemented by another substantial double bedroom overlooking the rear. There are also two well-proportioned single bedrooms and an impressive 25ft fifth bedroom. A contemporary shower room and an integral garage complete the main accommodation. Descending to the basement, you will be amazed by the amount of additional space on offer. Formerly used as an entertainment room with its own bar and dance floor, this impressive 27ft area benefits from natural light to the rear and direct access to the garden, making it ideal as a games room, cinema room, home office or additional family space.

Outside, the property includes ownership of the freehold title for the building comprising all three flats, together with ownership of the majority of the frontage. There is extensive off-road parking for at least five vehicles, while to the rear lies a substantial garden measuring approximately 50ft by 60ft, offering enormous potential for landscaping, outdoor entertaining or further enhancement. Benefiting from double glazing, gas central heating, new carpets and fresh decoration throughout, this truly unique home combines size, flexibility and excellent outside space. Properties of this nature are seldom available, and an internal viewing is essential to fully appreciate all that is on offer.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 63 | D















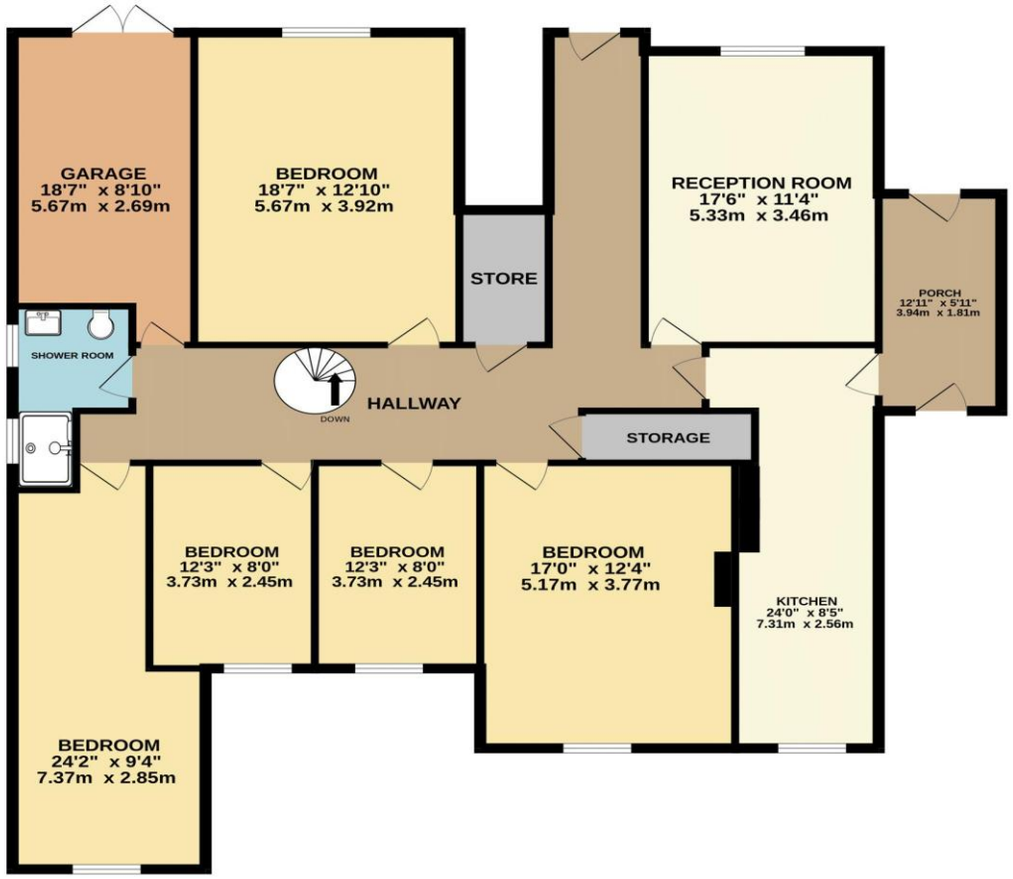




BASEMENT
490 sq.ft. (45.5 sq.m.) approx.



GROUND FLOOR
1804 sq.ft. (167.6 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.2 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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Richard Godsell – Estate Agents – Auctioneers
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at
Southbourne • Christchurch • London
www.richardgodsell.com

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