
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Southern Road, Southbourne, Bournemouth, Dorset, BH6 3SS
Guide Price £750,000 – Freehold

Three Double Bedroom Extended Detached House | Porch | Entrance Hallway | Open Plan Reception Rooms | Kitchen Diner Utility Room/Wc | Landing | Three Bedrooms | Modern Bathroom | Off-Street Parking | Rear Garden | Freehold

A beautifully presented three-double-bedroom detached house, ideally situated just 100 yards from the stunning Southbourne clifftops and within a short walk of the ever-popular Southbourne Grove, with its cosmopolitan selection of independent shops, bars and restaurants. The property has been thoughtfully extended to the rear, creating an impressive open-plan kitchen/dining room with aluminium bi-folding doors opening directly onto the rear garden. Further benefits include two intercommunicating reception areas with a charming wood-burning stove, a stylish fitted kitchen with a central island, a separate utility room, ground floor WC, three genuine double bedrooms, a modern four-piece family bathroom, double glazing, gas central heating and off-road parking.

The property is entered via a welcoming entrance porch leading into a bright and inviting hallway, featuring attractive wooden floorboards, stairs to the first floor, a useful storage cupboard and access to the principal ground floor rooms. The original lounge and dining room have been opened up to create a spacious and versatile reception area. A bay window provides an attractive front aspect, while the rear section features a lovely wood-burning stove, creating a warm and welcoming focal point. To the rear, the property has been extended to provide a fabulous open-plan kitchen/dining room. The kitchen is fitted with an extensive range of wall and base units, including full-height storage units and a central island. Integrated appliances include an induction hob, double oven and dishwasher. Aluminium bi-folding doors provide an excellent connection to the rear garden, allowing plenty of natural light into the space. A useful separate utility room provides space for a washing machine and tumble dryer, alongside a ground floor WC and a door giving access to the side of the property. The first-floor landing provides access to three well-proportioned double bedrooms and the family bathroom, together with access to the loft space. The principal bedroom is positioned to the front of the property and benefits from a bay window offering a pleasant glimpse of the sea, along with a comprehensive range of fitted wardrobes. The second bedroom is a generous double room overlooking the rear, while the third bedroom is another well-sized double, positioned to the front with a bay window and measuring approximately 11ft x 10ft. The family bathroom is fitted with a modern four-piece suite comprising a bath, separate shower cubicle and vanity wash basin, complemented by stylish wall tiling. To the front, there is a garden and driveway providing off-road parking. A gated side entrance leads through to the rear garden, which has been designed to be low maintenance and is accessed directly from the open-plan kitchen/dining room.

Viewing is highly recommended to fully appreciate the accommodation, presentation and superb location, just moments from the Southbourne clifftops and the amenities of Southbourne Grove.

Tenure: Freehold

EPC Rating: 63 | D

Council Tax Banding: D











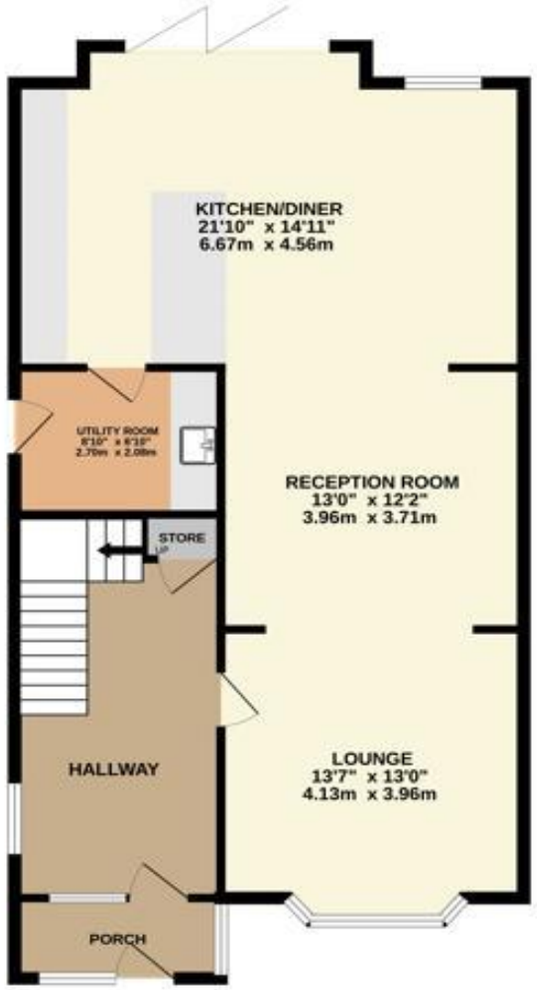








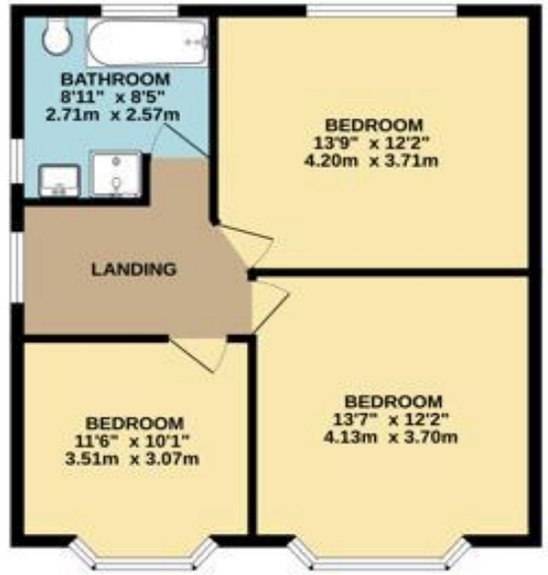
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.8 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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1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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