



ST. CATHERINES ROAD, SOUTHBOURNE, BH6 4AA

Guide Price £900,000 - £925,000



# DRIFT

ELEVATED COASTAL LIVING

DANEHURST

\*\* Flooring has not yet been fitted, giving the buyer the opportunity to choose their preferred finish throughout from options provided by the seller. \*\*

DRIFT is a fully renovated detached coastal home that combines contemporary design with high quality finishes and thoughtfully planned spaces. Positioned opposite Southbourne's Blue Flag beach, it offers miles of coastline on your doorstep, a setting that captures the very best of coastal living. The entrance hall forms a bright and welcoming introduction to the home. This level provides four double bedrooms and a further single bedroom which also works well as a home office. The two rear double bedrooms benefit from fitted wardrobes and their own ensuite shower rooms; both finished with porcelain tiling. A family bathroom serves the remaining bedrooms and continues the property's high standard of finish. The utility room has space for a washing machine and tumble dryer together with fitted units. The pressurised heating system is neatly housed in a cupboard beneath the stairs.

A glass balustrade staircase leads to the first floor where the main living spaces have been arranged to create a bright and open feel. The kitchen dining space features streamlined cabinetry, granite worktops and integrated appliances, together with a walk in pantry or storeroom and an adjoining cloakroom. This is generous room for dining and an informal seating area. Inset ceiling speakers serve both this space and the principal reception room, operated individually by a wall mounted panel with built in DAB radio and Bluetooth connectivity.

An internal picture window links the kitchen dining area with the principal reception room, allowing natural light to flow between the two spaces. The reception room includes inset lighting and sliding doors that open to a recessed balcony with a porcelain tiled floor and direct sea views.

At the rear, a broad terrace leads onto a newly laid lawn enclosed by timber fencing. Young trees and planting have been positioned to establish natural privacy as they mature.

To the front, there is parking for several vehicles along with a garage featuring an electric roller door. Double doors at the rear of the garage provide direct access into the garden. The property is finished with sensor controlled external lighting. Provision has also been made for the installation of an electric vehicle charging point.



- Outstanding Sea Views
- Large south facing balcony overlooking the sea
- High Specification
- Openplan Living
- Principal bedrooms with en-suits and French doors to Garden
- 4 Double Bedrooms
- Versatile 5th room ideal as a study, nursery, or dressing room.
- Utility Room
- Garage & Ample Parking
- Council Tax Band: TBC - EPC Rating: B



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### Internal Flooring

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## Location

Located just minutes from Southbourne's Blue Flag beach and promenade, which runs from Southbourne to Sandbanks and is ideal for walking and cycling. SOBO Beach Bar and Restaurant, recognised as the UK's Number One Beach Venue and Community, sits on the shoreline only moments away from the property. Southbourne high street is also close by, offering independent shops, cafes and restaurants. The area is well connected by excellent bus routes to Bournemouth, Christchurch and beyond, and is served by well regarded schools including St. Katharine's C of E Primary School and St. Peter's School.





Ground Floor

First Floor



Total Area: 199.6 m<sup>2</sup> ... 2149 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only







DANEHURST  
— ESTATE AGENTS —

01202 289000

[www.danehurstea.co.uk](http://www.danehurstea.co.uk)