



Estate Agents



Auctioneers

Paisley Road, Southbourne, Bournemouth, Dorset, BH6 5ET

Guide Price £550,000 – Freehold

**Three Bedroom Detached House | Porch | Hallway | Living Room | Dining Room | Open Plan Kitchen / Breakfast Room
Landing | Family Bathroom | Three Double Bedrooms | Freehold | 90ft Rear Garden | Potential To Extend STPP | Driveway
Garage To Rear | Excellent Location | Viewing Advised**

This beautifully presented three-bedroom detached family home is ideally situated in the heart of Southbourne, on the highly sought-after Paisley Road. The property is within easy reach of the vibrant Southbourne Grove, offering a fantastic selection of shops, cafés, restaurants, bars, and everyday amenities. Award-winning Blue Flag sandy beaches are just a short distance away, along with Pokesdown train station, providing excellent commuter links to London. Upon entering, you are welcomed by an enclosed porch, perfect for coats and shoe storage. To the right, a bright and airy lounge features tasteful décor and a charming bay window, creating an inviting space for relaxing evenings. Beyond this lies a versatile second reception room, ideal as a dining area or additional living space.

To the rear of the property is the impressive open-plan kitchen/breakfast room, the true heart of the home. This well-designed space offers ample worktop surfaces, generous storage, a butler-style sink, and room for under-counter appliances. Perfect for both everyday living and entertaining, it benefits from French doors opening onto the garden, as well as a convenient side access door. A ground-floor WC, located under the stairs and complete with a window and basin, adds further practicality. Upstairs, the property comprises three well-proportioned double bedrooms. The spacious principal bedroom measures an impressive 16'5 x 14'11 and features a bay window that floods the room with natural light, along with ample space for freestanding furniture. The modern family bathroom is fully tiled and fitted with a basin, WC, and a bathtub with overhead shower and glass screen. A window and extractor fan provide ventilation. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts a well-maintained rear garden extending approximately 90ft, featuring a combination of lawn, mature shrubs, and a patio area, ideal for outdoor dining and relaxation. At the end of the garden is a garage/workshop, accessible via a service road. The property also benefits from side access and a driveway to the front, providing off-road parking.

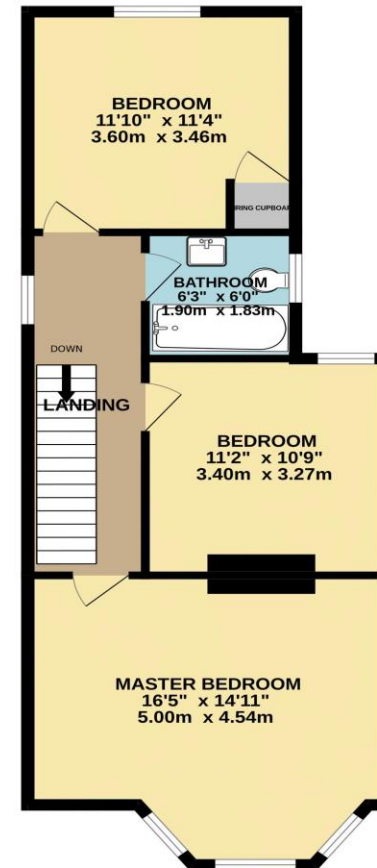
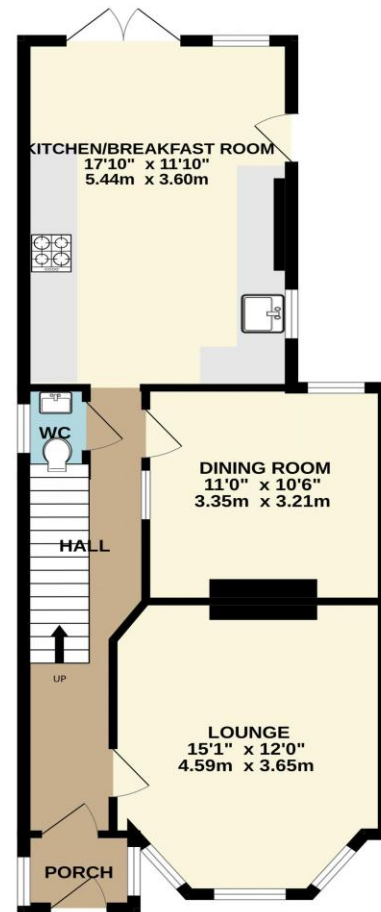
Tenure: Freehold

EPC Rating: to be confirmed

Council Tax Banding: D







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.
Made with Metropix ©2026

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

