



Estate Agents



Auctioneers

Southern Road, Southbourne, Bournemouth, Dorset, BH6 3SS

Guide Price £695,000 – Freehold

**Four Bedroom Two Bathroom Detached House with Sea Views | Porch | Hallway | Lounge | Dining Room | Kitchen | Landing
Three Bedrooms | Bathroom | Wc | Stairs to Second Floor | Fourth Bedroom with Ensuite | Off Street Parking | Rear Garden**

SEA VIEWS DETACHED HOUSE!! A great chance to purchase a four-bedroom, two-bathroom detached house, priced to reflect its classic charm with scope to add significant value. Located just 100 yards from Southbourne's stunning clifftop and sandy beaches, and within easy walking distance of the vibrant shopping parade at Southbourne Grove with its cosmopolitan array of shops, bars, and restaurants. The property is spread over 3 floors and features spacious rooms throughout, with sea glimpses from the front. Benefits include double glazing, gas central heating, two intercommunicating reception rooms, a 13ft kitchen, four double bedrooms, and two bathrooms (one en-suite), a secluded rear garden, and off-street parking to the front. Viewing recommended.

Enter via the porch into the particularly spacious hallway, with a staircase to the first floor, a cupboard under, and doors to the main rooms. There are two separate reception rooms divided by double glass-panelled doors. To the front aspect is the sitting room, with sea glimpses from the bay window and a feature wood-burning fire. To the rear is the dining room, again with a real flame gas fire and sliding patio doors to the garden. The 13ft kitchen has fitted units and space for all appliances, with a door and window to the garden.

From the first-floor landing, there are three bedrooms – the master bedroom to the front with sea glimpses, a double bedroom to the rear, and a further smaller double/large single to the front. There is a bathroom and a separate cloakroom. Stairs then lead to the second floor. Here you will find a further double bedroom with lovely sea views, fitted cupboards, and an en-suite shower room and WC.

Off-street parking to the front for three cars.

Rear garden extends to approximately 33ft with patio and mature borders.

Tenure: Freehold
EPC Rating: 38 | F
Council Tax Banding: E

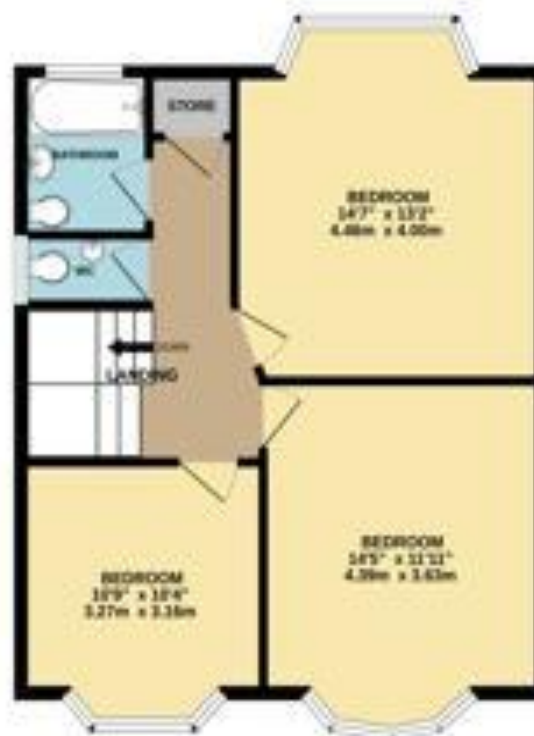




GROUND FLOOR
878 sq ft (81.2 sq m) approx.



2011 FLOOR
138 sq ft (12.7 sq m) approx.



TOTAL FLOOR AREA: 1,467 sq ft (136.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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2013 FLOOR
138 sq ft (12.7 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 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

