
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Leaphill Road, Pokesdown, Bournemouth, Dorset, BH7 6LU
Guide Price £400,000 – Freehold

Three-Bedroom Detached House | Porch | Hallway | Living Room | Dining Room | Kitchen | Downstairs W.C
Modern Shower Room | Driveway | Private Rear Garden | Close To Local Shops & Schools | Easy Access To Pokesdown Station
Ideal First Time Purchase | No Chain | Freehold

Offered to the market with no onward chain, this charming three-bedroom detached character property occupies a popular residential position on Leaphill Road, Pokesdown. The property is ideally situated close to Kings Park and Pokesdown mainline railway station, providing convenient transport links to London Waterloo. Southbourne Grove is also within easy reach, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The area is also well placed for access to the award-winning Blue Flag sandy beaches of the South Coast.

Upon entering, a welcoming porch provides useful space for storing shoes and hanging coats, leading into a central hallway with access to the ground-floor accommodation. The front reception room is bright and inviting, featuring a bay window and providing an ideal space for relaxing. A separate dining room benefits from a window overlooking the rear garden. To the rear of the property is a spacious kitchen, which would benefit from modernisation while offering excellent scope for the new owner to create a kitchen tailored to their own taste and requirements. A door provides direct access to the rear garden. The ground floor also benefits from a convenient WC with a window for natural ventilation, together with useful understairs storage.

Upstairs, there are three well-proportioned double bedrooms, each offering ample space for wardrobes and additional furniture. The third bedroom benefits from built-in wardrobes. The bedrooms are served by a modern fitted shower room comprising a waterfall shower, glazed shower enclosure, WC, wash basin and heated towel rail. A built-in storage cupboard provides additional practicality, while the loft hatch is located within the hallway. There is also potential to extend into the loft, subject to the necessary planning permissions and building regulations. Externally, the property enjoys a private rear garden featuring a combination of patio, lawn and established shrubs, enclosed by brick walls. The garden overlooks Kings Park plant nursery, creating a pleasant and private setting for relaxing or entertaining. Side access leads around to the front of the property, where there is a driveway providing convenient off-road parking.

Overall, this is a well-positioned detached character home offering generous accommodation, a private garden, off-road parking and excellent scope for modernisation and further improvement.

Tenure: Freehold

EPC Rating: 51 | E

Council Tax Banding: C



















GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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