



Estate Agents



Auctioneers



# Frankston Road, Southbourne, Bournemouth, Dorset, BH6 5EG

**Guide Price £500,000 - £525,000 – Freehold**

**Period Freehold House Arranged as Two Separate Flats | Ground Floor Flat - Entrance Hallway | Reception Room  
Conservatory | Kitchen | Bathroom | Two Double Bedrooms | First & Second Floor Flat - Landing | Reception Room  
Master Bedroom | Bedroom with Ensuite | Bathroom & Wc | Kitchen | Stairs to Second Floor Bedroom  
Off-Street Parking for 3 cars | 50ft Rear Garden | No Chain**

**Charming Period Detached House with Development Potential – Southbourne Grove.** This is a rare opportunity to acquire a period detached property currently arranged as two spacious apartments, set in a quiet and desirable location just a few minutes' walk from the vibrant and cosmopolitan Southbourne Grove. The area offers a wealth of independent shops, cafés, bars and restaurants, making this an ideal purchase for anyone seeking the perfect blend of lifestyle and convenience.

The property is held under one freehold title, allowing for the option to convert it back into a substantial family home, subject to the necessary planning permissions. Although some modernisation is required, the property features generously proportioned rooms arranged over three floors, along with off-street parking for three vehicles and a private 50ft rear garden – a true rarity in this sought-after area.

The ground-floor apartment benefits from its own private entrance, leading to a hallway with access to all rooms. At the front of the property, there are two excellent-sized double bedrooms, both featuring large bay windows that provide plenty of natural light. To the rear, there is a spacious lounge with direct access to a conservatory, along with a fitted kitchen that overlooks the garden. A shower room and separate WC complete the ground-floor accommodation. The first and second-floor apartment also enjoys a private front door with stairs leading to a bright and airy landing. On this level, there is a generous reception room to the front, a large double bedroom, and a second double bedroom with its own ensuite shower room and WC. A well-appointed fitted kitchen and a family bathroom with WC serve this level. Stairs continue up to the second floor, where a third double bedroom is located, along with access to an additional loft space offering further potential for extension, subject to planning. Externally, the property features off-street parking to the front for three vehicles and a private rear garden extending approximately 50 feet. Access to both front entrances and the garden is granted via an easement over the neighbouring driveway.

This property offers great potential for redevelopment, multi-generational living, or investment. Early viewing is highly recommended to fully appreciate its potential and prime location.

Tenure: Freehold

EPC Rating: to be confirmed

Council Tax Band: D

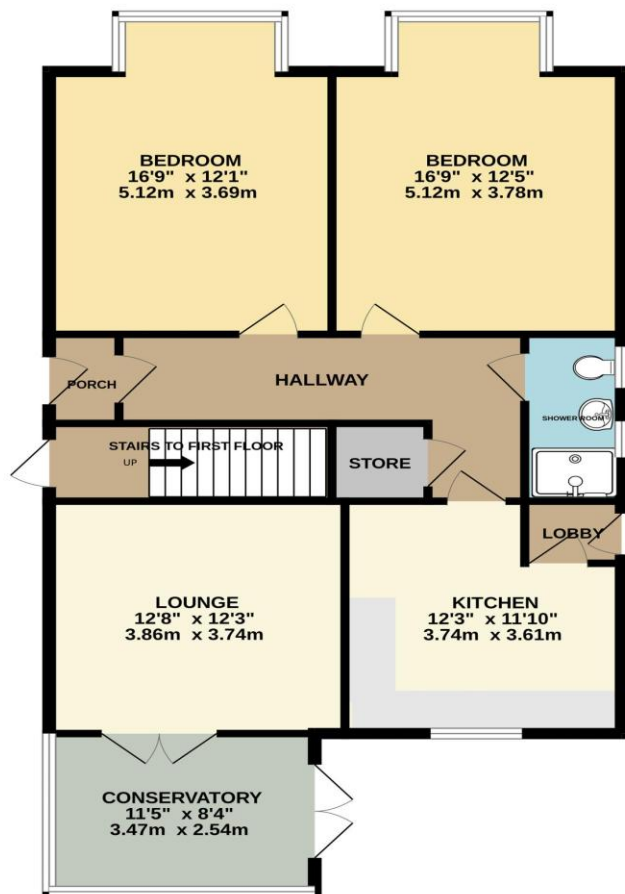




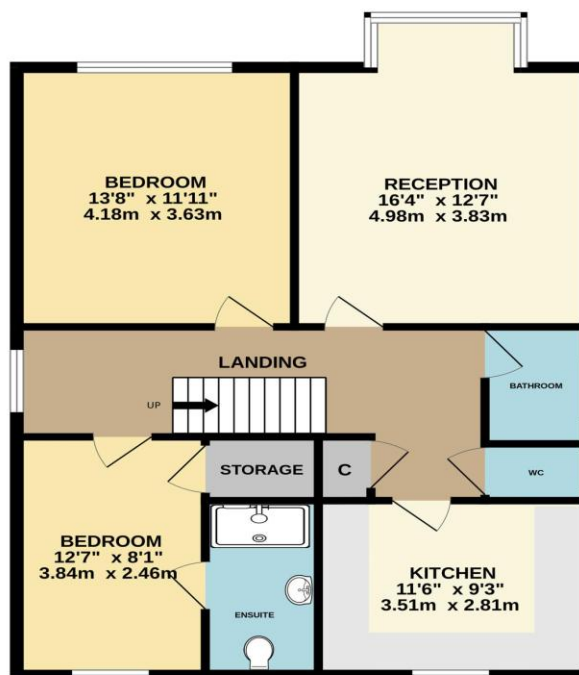




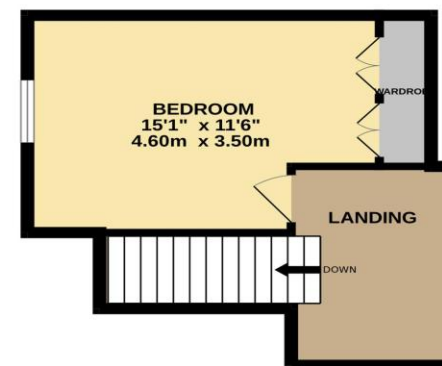
GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 2078 sq.ft. (193.1 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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