



30 SOUTHWICK ROAD
SOUTHBOURNE
Dorset, BH6 5PT

£1,600 PCM

[goadsby.com](https://www.goadsby.com)

THREE BEDROOM SEMI DETACHED HOUSE IN SOUGHT AFTER AREA CLOSE TO SOUTHBOURNE & TUCKTON.

- Three Bedroom Semi-Detached House
- Offered Unfurnished
- Driveway Parking
- Front & Rear Gardens
- EPC Rating: Band C



This three bedroom semi-detached property in Southwick Road, boasting a prime location with easy access to Southbourne, Tuckton, Iford, Boscombe, and Pokesdown. This well-presented home ensures convenience with close proximity to amenities, public transport, and beautiful beaches. Popular schools are also within easy reach.

Nestled on Southwick Road the front features a spacious driveway with paving and tasteful plantings, The entrance opens into the hallway leading left to a bright and airy sitting room, illuminated by a beautiful bay window. This room offers ample space for sofas, creating a comfortable living area. On the right of the hallway, towards the rear of the property, the open-plan kitchen and dining room await. Patio doors from the dining area lead to the sunny aspect rear garden, providing a perfect blend of indoor and outdoor living.

The well-equipped kitchen boasts ample work surfaces, matching storage units, free-standing appliance spaces, and a built-in oven with a 4-ring electric hob and extractor fan. A side door conveniently allows access to a large outbuilding/lean-to that serves as a valuable storage space and essentially functions as a garage for the property. Upstairs, two well-proportioned double bedrooms, one single bedroom, and a family shower room with Shower, WC, and sink offer comfortable living spaces. The rear garden is an ideal space for outside entertaining with a good sized decked area to the rear, with the majority laid to lawn with flower and shrub borders.

Additional features include gas central heating, UPVC double glazing throughout, and wood-style flooring predominantly enhancing the property's appeal.

Please note the marketing photos were taken prior to the current tenancy in 2024.

Energy Efficiency Rating	
Energy efficiency - lower running costs	Current Potential
(95+) A	B4
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs
 England & Wales
 EPC Director
 2002/91/EC

Reference: 1144048

Deposit Amount: £1846

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local authority and responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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