



Estate Agents



Auctioneers

Ravenscourt Road, Southbourne, Bournemouth, Dorset, BH6 5EF

Guide Price £565,000 – Freehold

**Character Three Bedroom Extended Detached House | Porch | Hallway | Lounge | Dining Room | Ds Wc
Kitchen Breakfast Room | Landing | Three Bedrooms | Bathroom | Garage & Driveway Parking | 60ft Rear Garden
Summerhouse | No Chain | Freehold**

A rare opportunity to purchase this three-bedroom detached house, ideally situated in a popular tree-lined road just a short walk from the vibrant Southbourne Grove, with its excellent selection of local shops, cafés, bars and restaurants. Offering spacious and versatile accommodation throughout, this attractive family home benefits from two separate reception rooms, an extended kitchen/breakfast room, a ground floor cloakroom, three bedrooms and a four-piece family bathroom. Further features include double glazing, gas central heating, a detached garage, off-road parking and a generous rear garden extending to approximately 60ft, complete with a summerhouse. An ideal family home in a sought-after location. Viewing is highly recommended.

The property is approached via a porch leading into a welcoming entrance hallway, featuring double doors, stairs to the first floor and access to a useful ground floor cloakroom/WC. Positioned at the front of the property, the lounge benefits from a bay window, creating a bright and comfortable living space. To the rear, a separate dining room features a further bay window overlooking the garden, providing an ideal setting for family meals and entertaining. The extended kitchen/breakfast room offers generous space for cooking and dining, with a range of wall and base units, ample room for a table and chairs, and a door providing convenient side access.

Upstairs, the property offers three bedrooms, comprising two generous double bedrooms and a smaller single bedroom featuring a bay window. The family bathroom is fitted with a four-piece suite, including a bath, separate shower cubicle, wash basin and WC, complemented by contrasting tiling. There is also access to the loft from the landing. To the front, a block-paved driveway provides off-road parking, with gated side access leading through to the rear garden and detached garage.

The rear garden extends to approximately 60ft and features a patio area and a large lawn, providing an ideal space for outdoor entertaining and family enjoyment. A timber summerhouse with power and lighting offers additional versatile space for hobbies, relaxation or working from home.

With its generous living space, excellent garden and convenient Southbourne location, this property is not to be missed. Contact us today to arrange your viewing and discover all this fantastic family home has to offer!

Tenure: Freehold

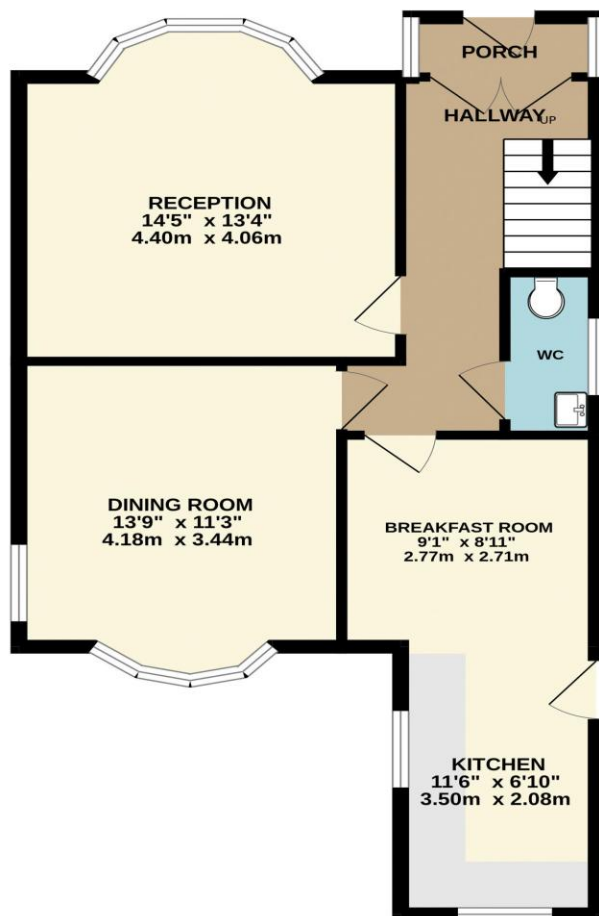
Council Tax Banding: D

EPC Rating: 62 | D

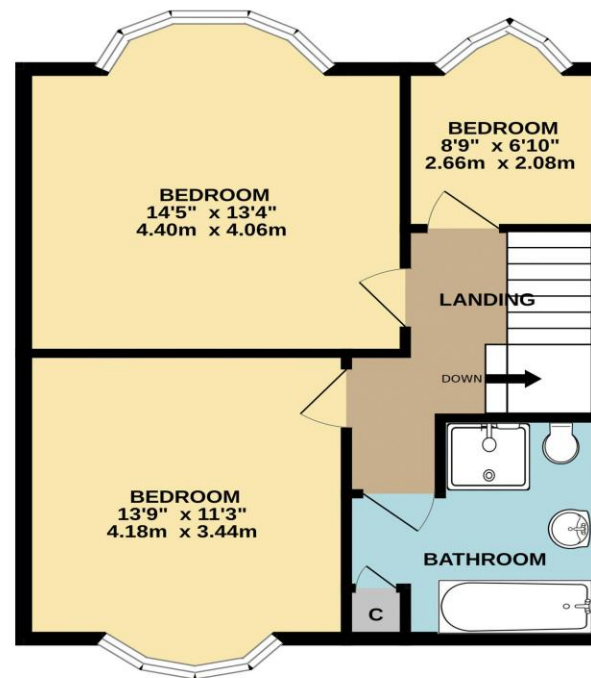




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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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

