



15 MONTAGUE ROAD, BOURNEMOUTH, BH5 2EW
OFFERS IN EXCESS OF £1,200,000



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- Stunning frontage with real kerb appeal in Southbourne moments from the beach
- Impressive open-plan Neptune kitchen & dining area with bi-folding doors onto garden
- Principal bedroom with dressing room & en-suite
- Highly regarded local schools and excellent transport links
- Spacious three-storey family home with four large double bedrooms
- Two generous separate reception rooms
- Exceptional price for the size, location & accommodation
- A huge amount of storage, including a large boot room and separate utility room

A SUBSTANTIAL FAMILY HOME IN ONE OF SOUTHBOURNE'S MOST DESIRABLE COASTAL LOCATIONS.

Some homes make an impression before you even step through the front door. 15 Montague Road is one of them. This striking and substantial family home occupies an enviable position in one of Southbourne's most sought-after residential locations, combining beautiful architectural character with stylish modern living.

Arranged over three generous floors, the property offers an exceptional amount of versatile accommodation, making it ideally suited to modern family life. From the impressive frontage and landscaped approach, a wonderful sense of space and presence continues throughout.



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A BEAUTIFUL HOME WITH CHARACTER & STYLE

The principal living spaces are generous, light-filled and thoughtfully arranged, offering flexibility for both everyday family life and entertaining.

At the heart of the home is the impressive kitchen and dining space, combining beautifully painted cabinetry with contrasting exposed brickwork and a substantial central island. A striking rooflight floods the room with natural light, while wide bi-folding doors open directly onto the garden, creating a seamless connection between the house and outside space. Across the hallway, you'll find two generously proportioned reception rooms, each enhanced by beautiful bay windows that allow an abundance of natural light to fill the spaces. One of the additional lounge areas boasts an impressive feature fireplace, creating a warm and inviting focal point. The property also benefits from an impressive outside kitchen, a walk-in larder and a separate boot room, offering an abundance of practical storage. Throughout the property, traditional architectural details sit effortlessly alongside contemporary finishes, creating a home that feels both elegant and welcoming.



FOUR BEDROOMS ACROSS THE UPPER FLOORS

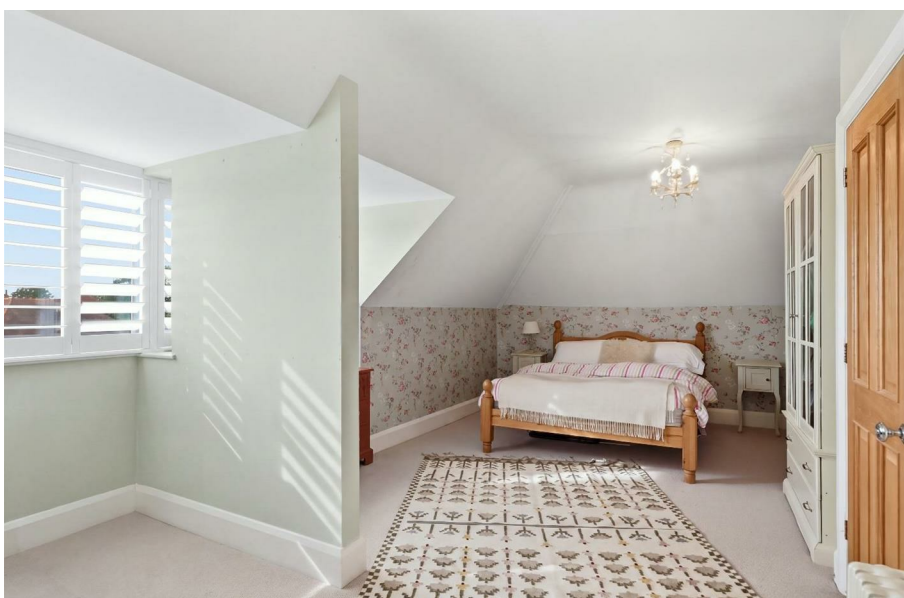
The four bedrooms are thoughtfully arranged across the first and second floors, with three bedrooms on the first floor and a fourth bedroom occupying the top floor.

The principal bedroom is particularly impressive, enjoying generous proportions, an abundance of natural light and a beautiful bay-style arrangement of windows fitted with plantation shutters. Character details including elegant arched detailing and decorative cornicing add to its timeless appeal.

The fourth bedroom on the top floor offers excellent versatility and could equally lend itself to a guest bedroom, teenager's retreat or home office, providing a private space away from the main bedroom accommodation.

BEAUTIFULLY CONSIDERED BATHROOMS

The family bathroom combines classic styling with modern practicality, featuring a freestanding roll-top bath and separate walk-in shower, alongside bespoke-style vanity storage, traditional panelling and striking monochrome chequerboard flooring, complemented by crisp metro wall tiling.



OUTDOOR LIVING

The rear garden provides an exceptional extension of the living accommodation, with a generous paved terrace creating the perfect setting for summer entertaining, outdoor dining and relaxed family gatherings. Multiple seating areas sit amongst established planting and mature greenery, while further lawn and garden areas provide space to enjoy throughout the warmer months.

SOUTHBOURNE LIVING

Montague Road is perfectly placed to enjoy the best of Southbourne. The coastline, beaches and clifftop walks are close by, alongside a fantastic selection of independent cafés, restaurants, shops and everyday amenities. It is a location that combines the relaxed atmosphere of coastal living with excellent local amenities and connectivity.



THE COMPLETE PICTURE

15 Montague Road is a home with genuine presence. Substantial, characterful and wonderfully versatile, it offers the space to accommodate a growing family, entertain with ease and adapt as life evolves. A new roof was installed last year, incorporating modern solar power technology, Tesla storage batteries and EV charging, providing an impressive combination of energy efficiency and modern convenience. With its beautiful original character, stylish interiors, impressive kitchen and garden, generous accommodation and highly desirable coastal setting, this is a truly special Southbourne home that deserves to be viewed in person.



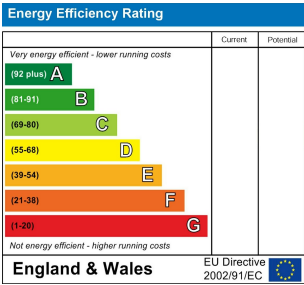
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.