
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Belle Vue Crescent, Southbourne, Bournemouth, Dorset, BH6 3BW
Guide Price £750,000– Freehold

Four-Bedroom Detached House with Self-Contained Annex | Entrance Hallway | DS WC | Reception Room | Study
Kitchen Diner | Landing | Master Bedroom with Ensuite | Three Further Bedrooms | Bathroom
Annex with Kitchen/Diner Bedroom & Bathroom | Roof Terrace | Landscaped Rear Garden | Multiple Off-Street Parking

Beautifully presented throughout, this impressive four-bedroom detached family home, complete with a self-contained one-bedroom annexe, occupies a highly sought-after position in coastal Southbourne. Just 500 metres from the golden beaches, a five-minute walk from the River Stour at Tuckton and approximately twenty minutes on foot from Christchurch town centre and Southbourne High Street, the property offers an enviable coastal lifestyle, with highly regarded schools also nearby. The spacious and versatile accommodation comprises a generous lounge, contemporary kitchen/diner, three double bedrooms, a further single bedroom, separate study, family bathroom and en-suite to the principal bedroom. The annexe offers excellent potential for multi-generational living, guest accommodation or holiday letting. A striking curved contemporary porch with an electric vehicle charging point leads into an attractive entrance hall with tiled flooring and fitted storage, opening onto a spacious hallway with parquet flooring. The bright lounge features patio doors to a front decking area, a full-length west-facing window, a clerestory window and a feature tiled fireplace housing a Clearview wood-burning stove. The impressive open-plan kitchen/diner enjoys patio doors to the rear garden and features sleek white cabinetry, wrap-around quartz worktops and a breakfast bar seating four. Integrated appliances include two ovens, induction hob, Quooker boiling water tap, microwave, full-height fridge and freezer, and two undercounter wine coolers. A separate room, currently used as a combined study and utility space, and a ground-floor cloakroom complete the accommodation.

The self-contained annexe comprises a double bedroom with glazed doors to the garden, modern kitchen/diner with integrated appliances and a fully tiled shower room. Upstairs, the principal bedroom enjoys a peaceful outlook over mature trees, full-height patio doors to a Juliet balcony and a stylish en-suite shower room finished with marble-effect tiling and contrasting gold fittings. Bedroom two is a generous double with access to a private roof terrace, while bedroom three is another double overlooking the rear garden. Bedroom four is a single room, currently used as a dressing room. A well-appointed family bathroom completes the first floor. The Mediterranean-inspired rear garden features artificial grass, slate paving, white-rendered walls and oversized planters, together with a built-in barbecue area, preparation space and traditional pizza oven, creating an ideal entertaining space. The private roof terrace, accessed from the first floor and via a spiral staircase from the garden, enjoys sunshine throughout the day. To the front, mature trees provide privacy, while a private driveway offers parking for up to four vehicles. An apex storage shed measuring approximately 7ft x 11ft provides additional storage.

In accordance with the Estate Agents Act 1979, prospective purchasers should be made aware that the property is owned by an associate of Bourne Prestige Ltd.

Tenure: Freehold EPC Rating Annexe: 62 | D EPC Rating House: 68 | D Council Tax Banding House: E Council Tax Banding Annexe: A





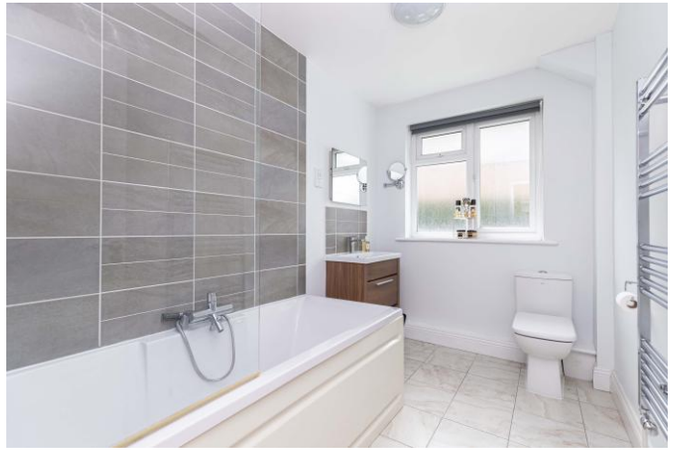
















GROSS INTERNAL AREA
FLOOR 1: 1229 sq.ft, 114 m², FLOOR 2: 832 sq.ft, 77 m²
TOTAL: 2061 sq.ft, 191 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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