



Estate Agents



Auctioneers

Ken Road, Southbourne, Bournemouth, Dorset, BH6 3ET

Guide Price £995,000 – Freehold

**Five Bedroom Two Bathroom Detached Chalet | Fully Refurbished in 2021 | Entrance Hallway | Three Ground Floor Bedrooms
Luxury Bathroom | 31ft x19ft Open Plan Kitchen & Living Area | Landing & Study Area | 22ft Master Bedroom with Ensuite
Double Bedroom | Off Street Parking To Front | Landscaped Rear Garden with Outside Bar | Workshop
Rear Access with Further Parking For Motorhome**

No expense has been spared on the complete refurbishment and extension of this superb five-bedroom, two-bathroom detached chalet, situated in a quiet and sought-after road within easy reach of both Southbourne and Christchurch. The property is also just a short walk from the beautiful Seaford Gardens, as well as the stunning clifftops and beaches at Southbourne. Extensively refurbished in 2021, the property offers stylish contemporary accommodation throughout and benefits from double glazing, gas central heating, a re-tiled roof, new electrical systems and heating installation, a spectacular 32ft x 19ft open-plan kitchen/living space, three ground-floor bedrooms, a luxury bathroom, a 22ft master bedroom with en-suite, a double-ended plot with extensive parking to both the front and rear, and a beautifully landscaped rear garden. Viewing is highly recommended.

A spacious entrance hallway welcomes you into the home, featuring a glass balustrade staircase leading to the first floor and glazed doors opening into the rear extension. The standout feature of the property is undoubtedly the impressive 32ft x 19ft open-plan kitchen and living area, boasting large windows and doors overlooking the rear garden, along with a striking roof lantern that floods the room with natural light. The kitchen is a cook's dream, fitted with an extensive range of bespoke wall and base units topped with quartz work surfaces and centred around a large feature island. Integrated appliances include a range cooker, fridge freezer, washing machine, dishwasher, and wine fridge. There is ample space for a large dining table and lounge area, all complemented by oak flooring and underfloor heating. The ground floor also offers three versatile bedrooms, one of which benefits from fitted wardrobes, while the others are currently used as a cosy lounge and a study/salon. The luxurious family bathroom features a three-piece suite including a bath, separate shower, WC, and vanity sink unit, all enhanced by stylish wall and floor tiling. Upstairs, the spacious landing incorporates a cleverly designed study area and provides access to a further double bedroom and the impressive 22ft master suite, which features an extensive range of fitted wardrobes and a luxurious en-suite shower room with WC.

Outside, the front of the property offers a block-paved driveway providing parking for two to three vehicles, along with gated side access. To the rear, there is additional access via an electronic sliding gate leading to a large parking area, ideal for a motorhome or boat, as well as a timber-built store/workshop. The landscaped rear garden enjoys a sunny aspect and features a patio area, manicured lawn, contemporary borders, and a superb garden bar with a covered seating area, perfect for entertaining.

Tenure: Freehold

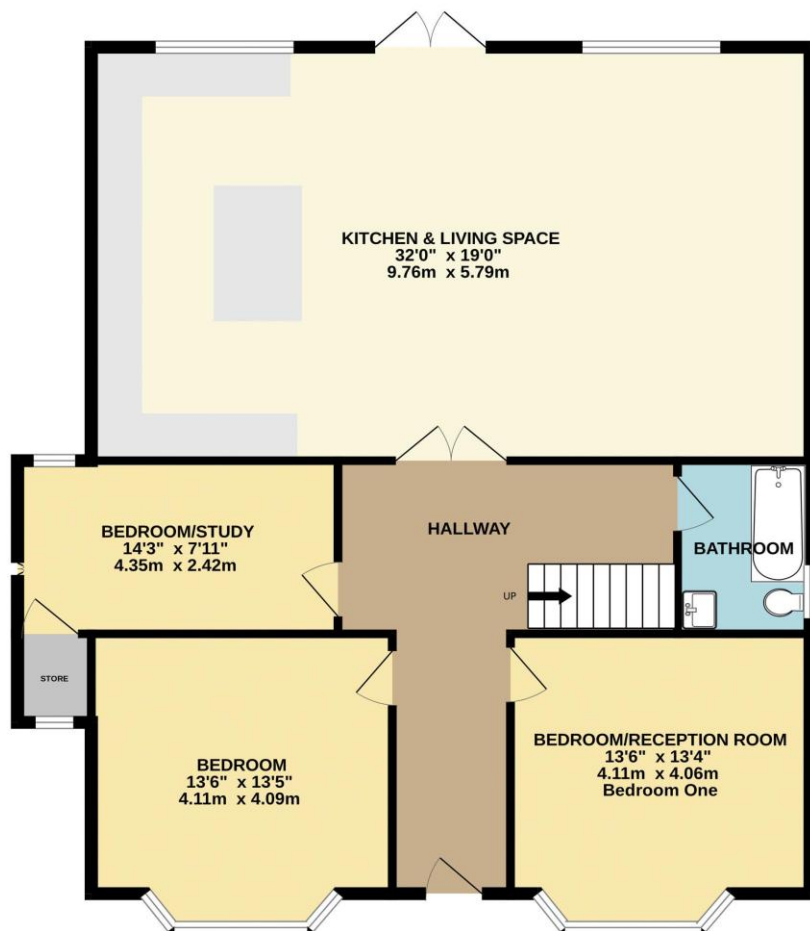
Council Tax Banding: D

EPC Rating: 69 | C

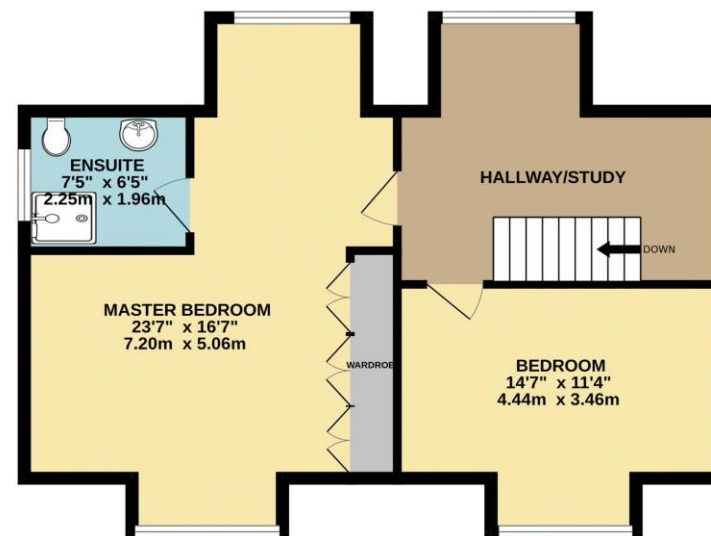




GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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

