



Estate Agents



Auctioneers

Appletree Close, Southbourne, Bournemouth, Dorset, BH6 5JE

Guide Price £550,000 – Freehold

**Three Bedroom Detached House in Cul de Sac Location | Porch | Entrance Hallway | Lounge | Kitchen Breakfast Room
Conservatory | Landing | Three Bedrooms | Family Bathroom | Garage & Driveway | Rear Garden**

A well-presented three-bedroom detached house situated in a quiet cul-de-sac in the heart of Southbourne, approximately one mile from the bustling shopping parade with its cosmopolitan selection of local shops, cafés, bars, and restaurants. The property is also conveniently located close to excellent local schools. The accommodation benefits from double glazing, gas central heating, a spacious reception room, a modern kitchen/dining room, a UPVC conservatory, three well-proportioned bedrooms, a contemporary family bathroom, and the added convenience of a garage and driveway parking for two vehicles.

The property is entered via an enclosed porch leading into the entrance hall, which provides access to a useful ground-floor cloakroom and stairs rising to the first floor. To the front aspect is a bright and spacious reception room with dual-aspect windows, creating a light and welcoming living space. Double doors lead through to the impressive kitchen/dining room, which has been refitted with a stylish range of modern wall and base units and features a central island with seating, ideal for both everyday family life and entertaining. Integrated appliances include a built-in oven, gas hob with extractor hood, fridge-freezer, dishwasher and washing machine. A door provides access to the rear garden, while French doors open into the attractive UPVC conservatory, which benefits from a radiator and further doors leading out to the garden.

On the first floor are three good-sized bedrooms and a spacious family bathroom fitted with a modern suite comprising a bath, separate shower cubicle, wash hand basin, and WC, complemented by attractive white tiling. There is also access to the loft space, providing useful additional storage.

Outside, the property benefits from a garage and driveway parking for two cars. The secluded rear and side gardens enjoy a good degree of privacy and feature mature borders, a lawned area, and gated side access, providing an ideal space for outdoor relaxation and entertaining.

Viewing is highly recommended to appreciate the accommodation and location on offer.

Tenure: Freehold

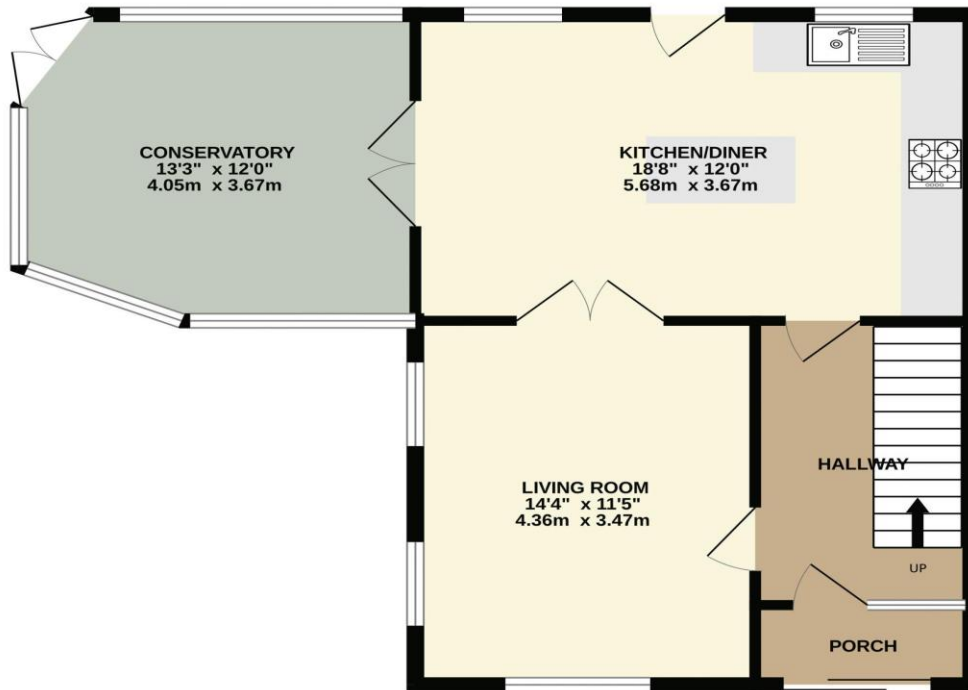
Council Tax Banding: D

EPC Rating: to be confirmed

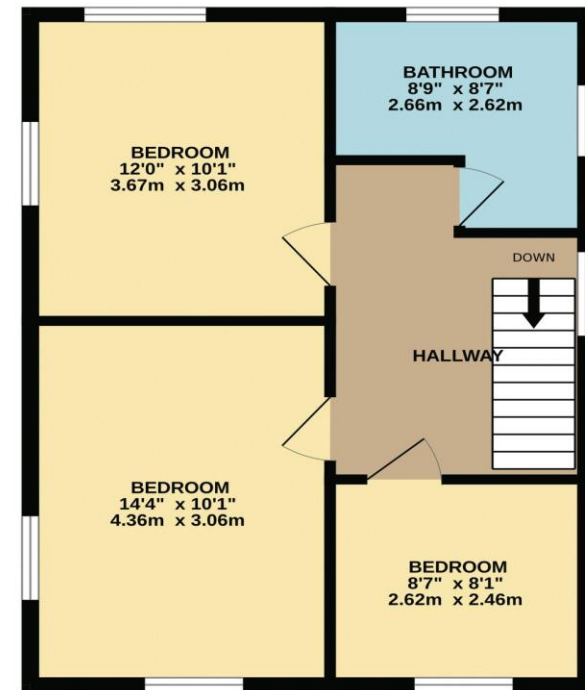




GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.
Made with Metropix ©2026

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

