



Estate Agents



Auctioneers



## Portman Crescent, Southbourne, Bournemouth, Dorset, BH5 2ER

**Guide Price £925,000 – Freehold**

**Detached House in Great Location | Porch | Hallway | 29ft Reception Room | Modern Kitchen | Utility Room | Ds Wc | Landing  
Master Bedroom with Stairs to Loft Room | Two Further Double Bedrooms | Shower Room | Family Bathroom  
Large Frontage with Parking for 3/4 Cars | Car Port | Detached Garage | 50ft Rear Garden**

LOCATION, LOCATION, LOCATION! This house is located just 100 yards from Southbourne's stunning clifftops, facing Fisherman's Walk Gardens. It's a short stroll to the bustling shopping parade on Southbourne Grove, which features a diverse array of local shops, bars, and restaurants.

This three-bedroom detached house includes a loft room and offers several benefits: UPVC double glazing, gas central heating, a spacious 29-foot reception room, a modern kitchen with a separate utility room, a ground floor WC, three double bedrooms, two bathrooms, and a loft room that could serve as a fourth bedroom. Additionally, there's a 29-foot carport, a detached garage, a large front garden, and a lovely sunny rear garden.

Upon entering through the porch, you will find a welcoming hallway. To the left is a bright and spacious 29-foot through lounge featuring a double-glazed bay window at the front and sliding patio doors at the rear. The modern kitchen is equipped with a comprehensive range of wall and base units, complemented by contrasting work surfaces and built-in appliances, including an oven, hob, and fridge/freezer. The separate utility room has a door leading to the carport and provides space for a washing machine and dryer, along with a convenient ground-floor cloakroom. From the first-floor landing, you'll find three double bedrooms and two bathrooms. The impressive master bedroom features a large bay window overlooking the rear aspect and has stairs leading up to the loft room, which could be used as a dressing room or office, or converted into a fourth bedroom by installing a new stud wall. Bedroom two is a large double with fitted wardrobes and a bay window facing the front, while bedroom three, located at the rear, has access to a 'Jack and Jill' shower room. The main bathroom includes a suite with a bath, WC, and basin, all featuring stylish tiling.

The property boasts a large frontage with a driveway that can accommodate 3-4 cars, providing ample parking space. On the side of the house, there is an excellent secure carport that leads to a detached garage, which measures 19 feet by 9 feet 9 inches and features an up-and-over door for easy access. At the rear, you'll find a lovely garden extending approximately 50 feet in length, adorned with mature borders. This space is both secluded and enjoys a sunny westerly aspect, making it a perfect spot for relaxation and outdoor activities.

Tenure: Freehold

EPC Rating: 60 | D

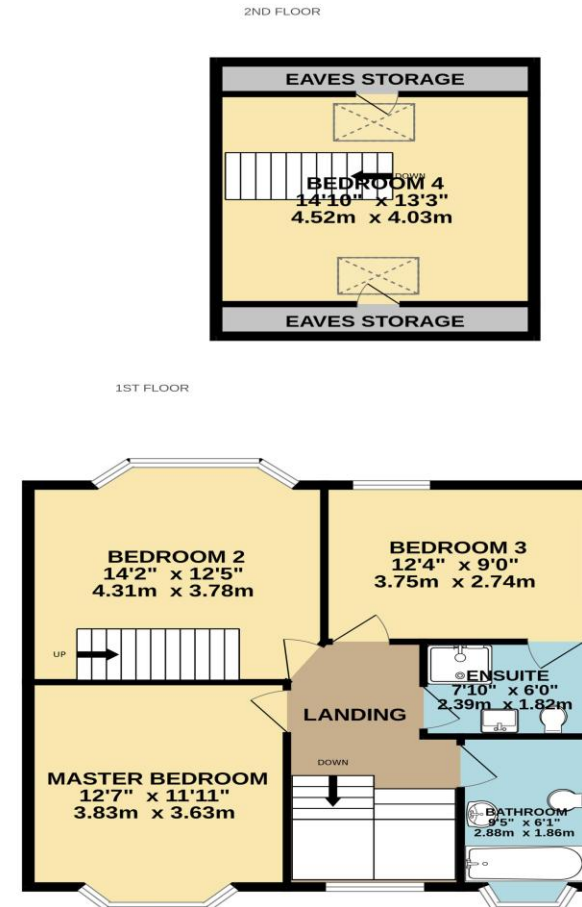
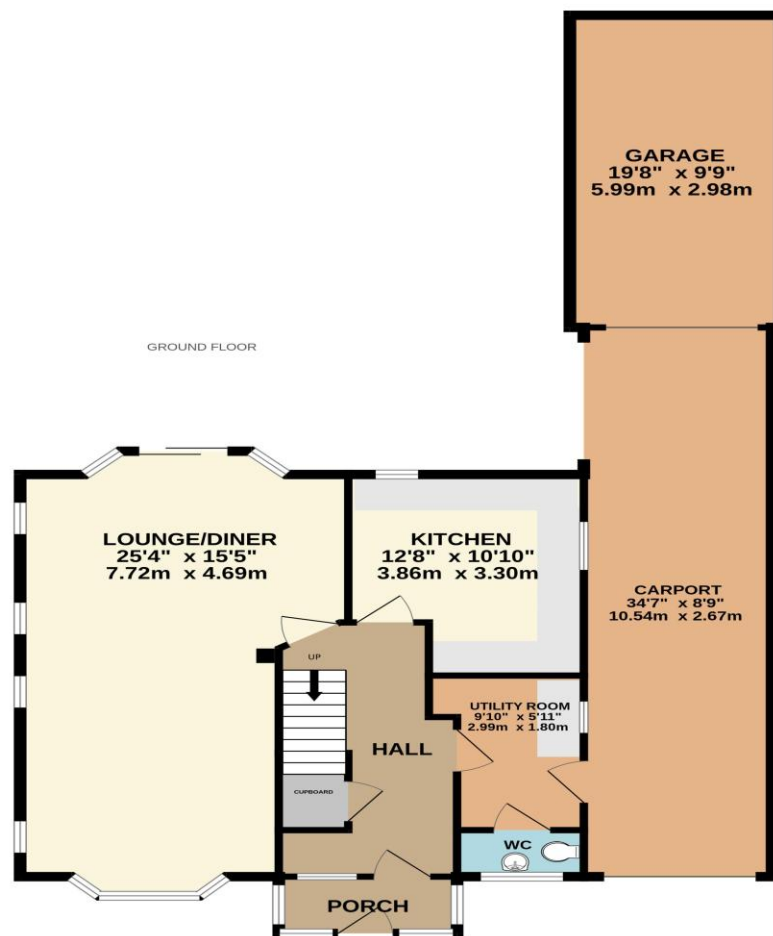
Council Tax Banding: F











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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