



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



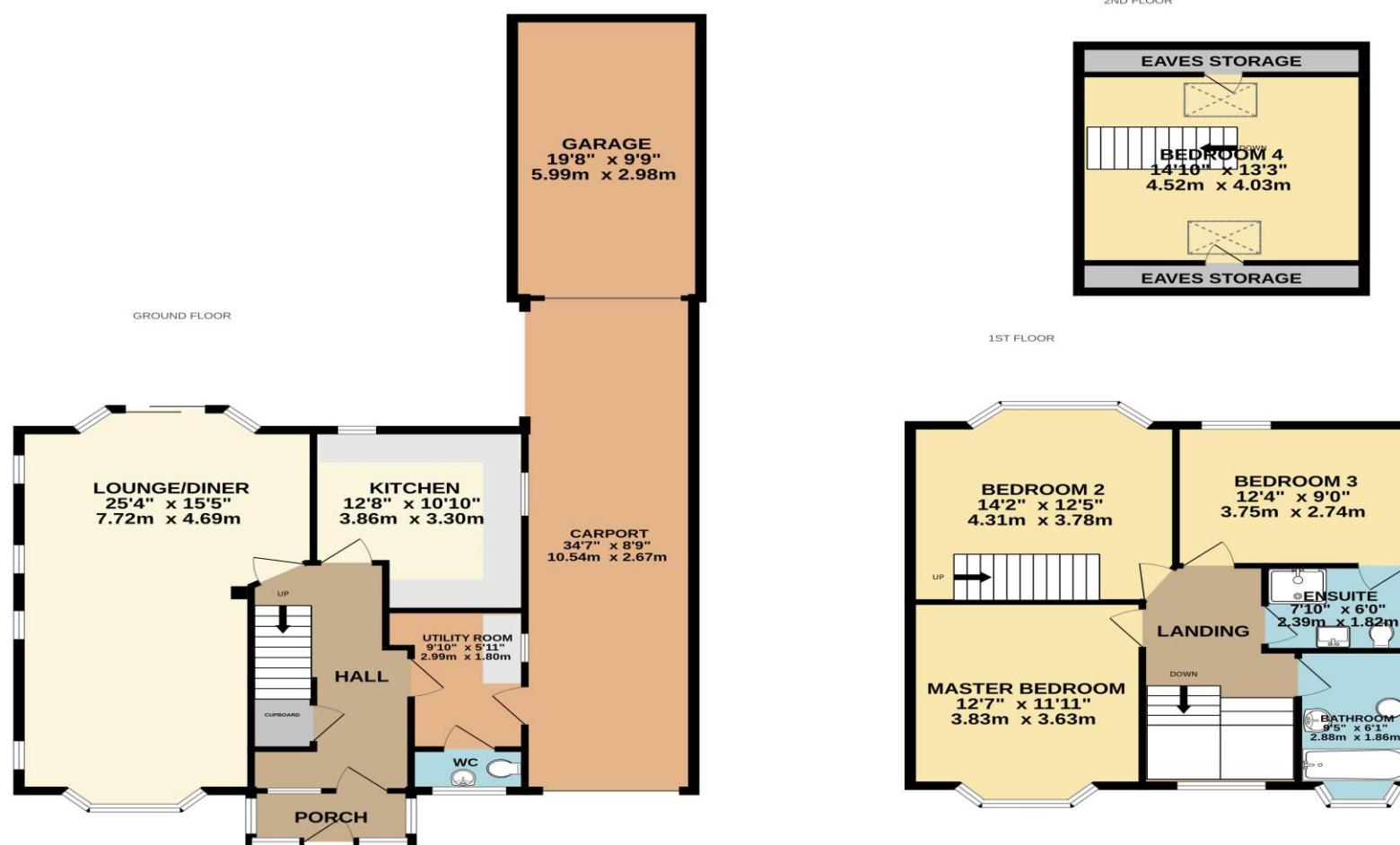
EPC Rating: 60 | D



Council Tax Banding: F







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