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Horsa Road
BOURNEMOUTH



Property Description

Connells Southboune are delighted to present this charming double fronted detached home, offering an exciting opportunity for modernisation and personalisation in a highly sought after location.

Step inside to discover a traditional layout featuring two distinct reception rooms – a welcoming sitting room and a separate dining room, perfect for both family life and entertaining. A practical separate kitchen and the added convenience of a downstairs cloakroom complete the ground floor. Upstairs, three generously sized double bedrooms await, alongside a family bathroom, providing ample space for a growing family.

Outside, the property boasts a large, enclosed rear garden, offering a private outdoor sanctuary ideal for children, pets, or al-fresco dining. Off road parking to the front adds essential convenience.

While requiring modernisation, this property represents a fantastic blank canvas for those looking to create their dream home and add significant value. Perhaps its most compelling feature is its enviable location: enjoy coastal living with Southbourne beach just half a mile away – perfect for strolls, sunbathing, and sea air. The vibrant shops, cafes, and restaurants of Southbourne Grove are also within easy reach (0.7 miles), while local amenities in Tuckton are a mere 0.3 miles away, providing ultimate convenience.

Approach

The front is laid to lawn, as well as an area of hardstanding for off road parking. Side entrance porch opens into the;

Entrance Hall

Stairs to first floor landing. Double glazed door opening to the rear garden. Understairs cloakroom. Radiator.

Sitting Room

Double glazed bay window to the front aspect. Fireplace with brick surround. Radiator.

Dining Room

Double glazed bay window to the front aspect. Radiator.

Kitchen

Double aspect to the side and rear. Currently being used as a utility room. Double aspect with door opening to the rear garden.

Cloakroom

Obscure glazed window to the rear. Low level WC. Radiator.

First Floor Landing

Airing cupboard. Doors to all rooms. Radiator. Access to loft via loft hatch.

Bedroom One

Double glazed window to the front. Radiator. Built in cupboard.

Bedroom Two

Double glazed window to the front aspect. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure glazed window to the side aspect. Fitted with a panel enclosed bath with shower over. Pedestal wash hand basin. Part tiled. Radiator. There is a separate WC. Airing cupboard.

Outside

The rear garden is fully enclosed by timber fencing, predominantly laid to level lawn, and offers an enviable space in which to entertain guests. Side access to the front.

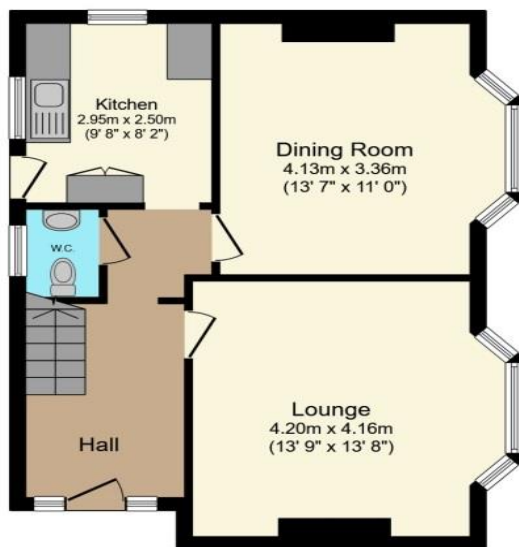
Agents Notes;

Council Tax Band - BCP D









Ground Floor



First Floor

Total floor area 103.0 m² (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D

Tenure: Freehold

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