



Kimberly Road ~ Southbourne ~ BH6 5DB

16 High Street, Christchurch Dorset BH23 1AY

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**JIM**  
Jordan Marks Estates  
*Signature Homes*





Superbly appointed contemporary semi-detached chalet bungalow ideally situated in a highly desirable location in the much sought after area of Southbourne, close to both the thriving High Street and blue flag award winning beaches. Offering contemporary luxury living at its best the property comprises of a stylish open plan kitchen day room and four bedrooms offering 1600 sq ft (149 sq m) of bespoke internal accommodation. The well-appointed accommodation comprises an entrance hallway with doors off leading to the substantial open plan living area with custom built kitchen offering a wide range of wall and base units, electric double ovens, gas hob with built in extraction over, full range of high spec integrated appliances and large central dining island opening onto the generous dining area with bi-fold doors to the rear gardens, expansive living area benefitting from a fireplace with wood burning stove and feature alcoves to each side. The flexible ground floor accommodation continues with a generous double bedroom with feature front aspect bay window and custom-built furniture, separate family bathroom with contemporary white suite and bespoke tiling. Stairs lead to the first-floor accommodation consisting of the principal bedroom with built in wardrobes and bespoke ensuite shower room with feature tiling, double guest bedroom with rear aspect and built in closet and further single bedroom. This highly desirable residence is approached via a block paved driveway offering parking for numerous vehicles, a timber gate allows for pedestrian access to the low maintenance rear gardens which are a notable feature of the property being mainly laid to artificial lawn with paved entertaining areas, shrub borders and access to the detached garden office currently arranged as two separate rooms and suitable for a variety of purposes featuring double glazed patio doors to the gardens. The property has been the subject of complete renovation by the current owners including new plumbing, electrics and decoration throughout and it is our pleasure to bring this immaculate home to the market.



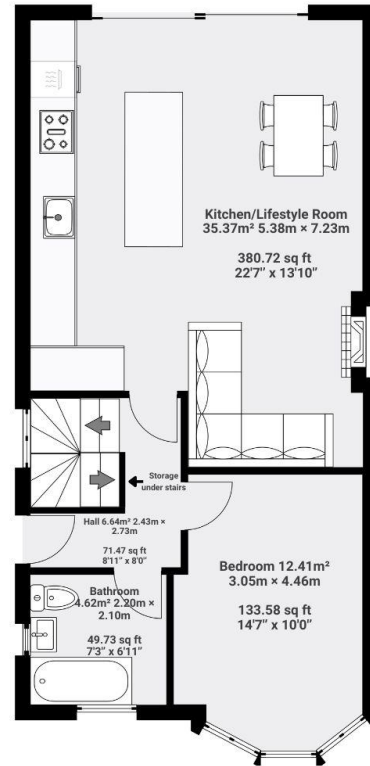
# Floor Plan

## 1209 SQ. FT

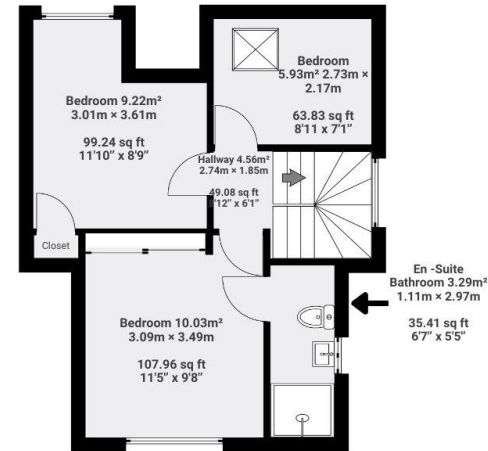
## 112 SQ. M

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TOTAL AREA: 1,209.86 Sq Ft

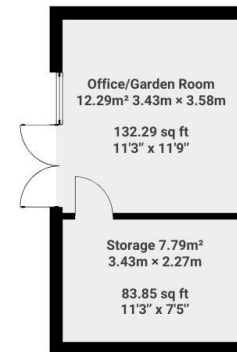
### ▼ Ground Floor TOTAL AREA: 59.02 m<sup>2</sup> | 635.29 sq ft



### ▼ 1st Floor TOTAL AREA: 33.32 m<sup>2</sup> | 358.65 sq ft



### ▼ Garden Room TOTAL AREA: 20.06 m<sup>2</sup> | 215.92 sq ft



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.





### Situation

This immaculate semi-detached bungalow is superbly situated in a quiet residential location in Southbourne within walking distance of the thriving High Street with its numerous eateries, boutiques and sandy beaches. Bournemouth Town Centre with its blue flag award winning beaches and mainline railway station is approx. 3 miles away. The cathedral cities of Winchester and Salisbury are all also easily commutable.

### Local Authority & School Catchment Areas.

BCP Council ~ Council Tax Band D ~ Stourfield Infant & Junior School & Avonbourne Boys & Girls Academies.

### Asking Price

£565,000 Offer Over







Disclaimer Property Details: 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 or 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 firms' employment has the authority to make any representation or warranty in respect of the property.

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