



HIVE



8 MARINA GARDENS  
7A WOODSIDE ROAD  
BOURNEMOUTH  
BH5 2AZ

## *Agent's introduction*

Price Guide: £425- £450,000. Built in 2019, this beautifully presented semi-detached home is tucked away in a quiet cul-de-sac just 400 metres from the vibrant Southbourne High Street. Offering off-road parking for multiple vehicles, the property features a spacious open-plan kitchen, lounge, and dining area — perfect for modern living and entertaining.



HIVE





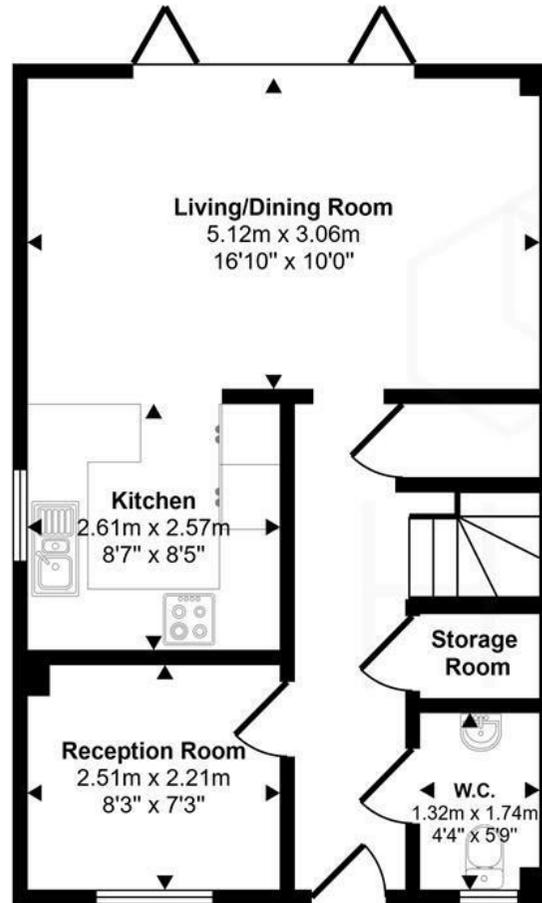
## *Property highlights*

- 900m to Southbourne Cliff Tops
- Off road parking for multiple vehicles
- 400m to Southbourne High Street
- Built in 2019
- Ground floor cloakroom
- Enclosed front and rear garden
- Two double bedrooms
- Primary bedroom with en suite
- Ground floor bedroom or reception room
- Must be viewed!

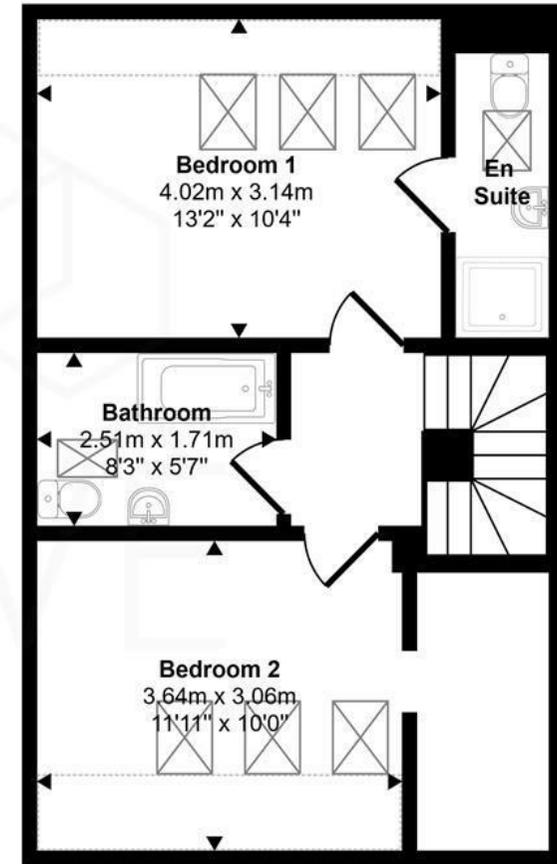


# Floor plan and EPC

Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor  
Approx 42 sq m / 453 sq ft



First Floor  
Approx 42 sq m / 451 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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