



Estate Agents



Auctioneers

Boreham Road, Southbourne, Bournemouth, Dorset, BH6 5BW

Guide Price £475,000 - £495,000 – Freehold

**Three Bedroom Extended Semi Detached House | Entrance Hallway | Ds Wc | Lounge | Open Plan Kitchen Diner Living Room
Utility Room | Landing | Three Bedrooms | Modern Bathroom | 50ft Rear Garden | Off Street Parking | No Chain**

A superbly presented three-bedroom character semi-detached house, quietly situated in the heart of Southbourne. Having remained in the same family since the 1950s, the property underwent a comprehensive programme of renovation in 2019, including a full-width rear extension, complete rewiring, a new heating system, replacement UPVC windows, a stylish new kitchen and bathroom, and a re-tiled roof. The home offers a wonderful blend of character and contemporary living, with key features including underfloor heating throughout the ground floor served by a combi boiler, a cosy 12ft reception room with feature fireplace, an impressive open-plan kitchen/living space, three well-proportioned bedrooms, a modern four-piece family bathroom, off-road parking, and an attractive rear garden. Viewing is highly recommended.

Upon entering, a welcoming hallway provides access to the first floor, an understairs storage cupboard, and a convenient ground-floor cloakroom with a wash hand basin. To the front of the property is the charming reception room, featuring a fireplace and a pleasant front-facing aspect. The true heart of the home is the stunning open-plan kitchen and living area to the rear. Beautifully designed with a range of contemporary handleless gloss units and contrasting work surfaces, the kitchen is equipped with a built-in oven and hob, space for a fridge freezer, and access to a separate utility room housing the washing machine and tumble dryer. The room enjoys an abundance of natural light from three Velux windows set within the vaulted ceiling, while French doors open directly onto the rear garden, creating an ideal space for both family life and entertaining.

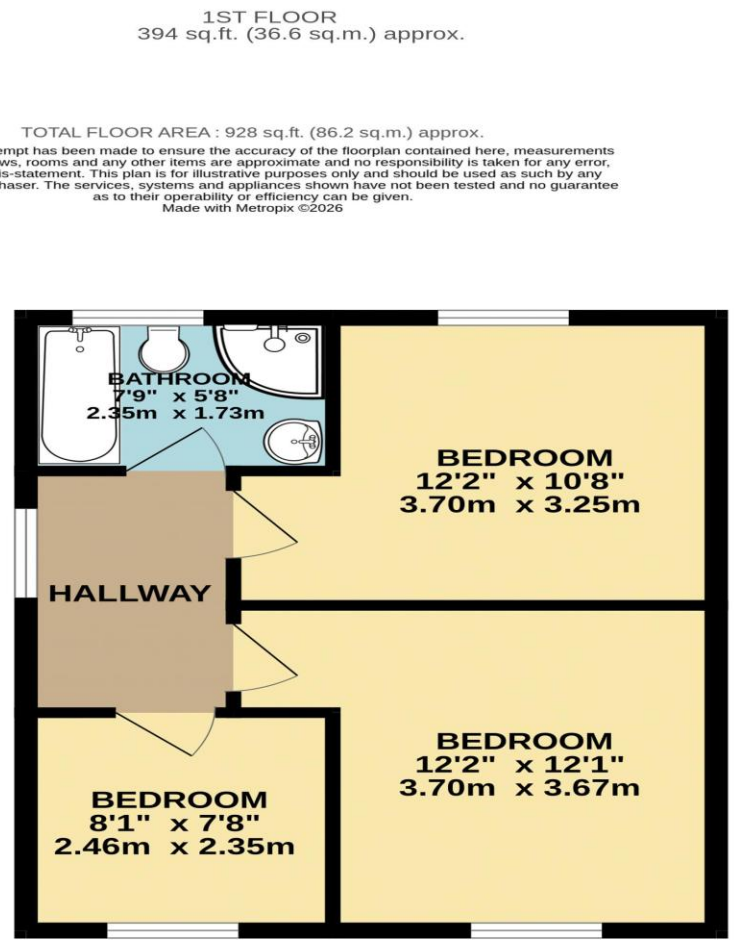
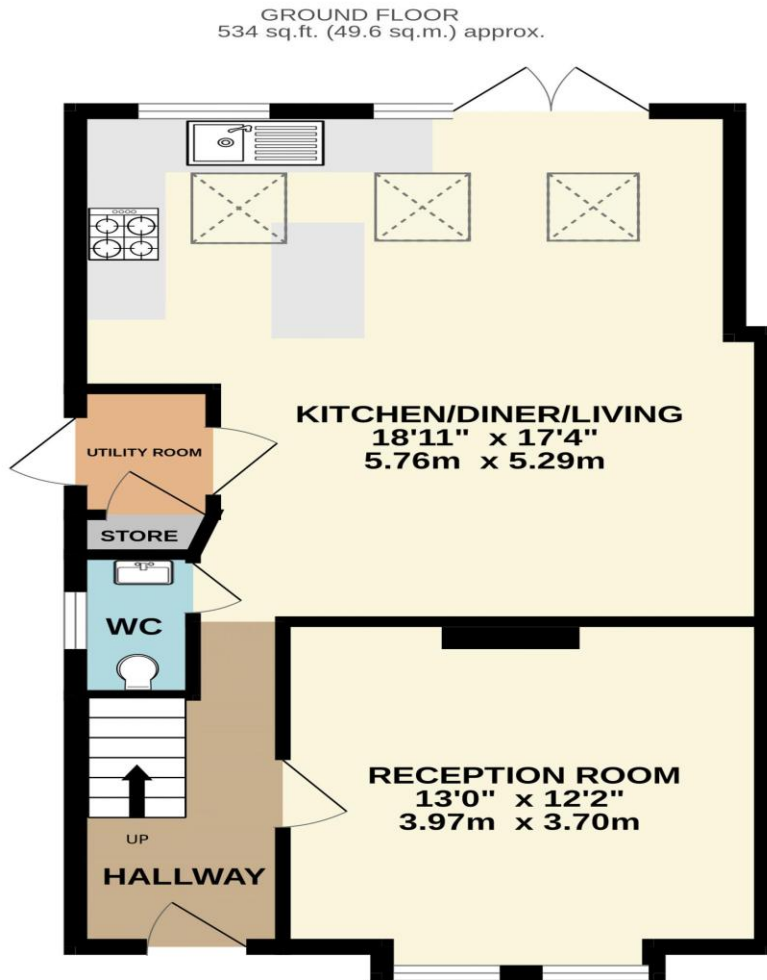
The first floor comprises three bedrooms and a stylish family bathroom fitted with a modern four-piece suite, including a bath, separate shower cubicle, WC, and wash hand basin, complemented by attractive tiling. There is also loft access from the landing.

Externally, the property benefits from a block-paved driveway providing off-road parking, with gated side access leading to the rear garden. The delightful rear garden extends to approximately 50ft in length and features a patio seating area, perfect for outdoor dining and relaxation, alongside a generous lawn offering plenty of space for children, pets, and keen gardeners. Offered for sale with no forward chain.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 73 | C







Disclaimer 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 of 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 or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at
Southbourne • Christchurch • London
www.richardgodsell.com

