



Estate Agents



Auctioneers

Seafield Road, Southbourne, Bournemouth, Dorset, BH6 5LL

Guide Price £475,000 – Freehold

**Extended Three Bedroom Semi-Detached House | Hallway | Front Room | Modern Kitchen Diner | Rear Reception
Downstairs W.C | Three Piece Bathroom Suite | Private Rear Garden | Garage | Driveway
Potential For Loft Conversion (STPP) | Sought After Location | Easy Access To Tuckton High Street | Ideal Family Home**

Situated in the highly sought-after location of Southbourne, this extended three-bedroom semi-detached family home offers convenient access to both Southbourne Grove and Tuckton High Street, where you'll find a wide selection of shops, cafés, restaurants, bars, and everyday amenities. Award-winning blue flag sandy beaches and Hengistbury Head are also just a short drive away. Directly opposite the property are Iford Playing Fields, providing a fantastic open green space ideal for families and outdoor activities. Upon entering the property, you are welcomed by an entrance hallway with doors leading to all principal rooms. The front reception room is currently arranged as a grooming room, although it could easily be reinstated as a sitting room or utilised as a ground-floor bedroom, as it has been previously. A large bay window allows plenty of natural light to fill the space.

To the rear of the property is a beautifully presented kitchen/dining room featuring ample worktop space and storage cupboards. Integrated appliances include a fridge freezer, oven, hob, and extractor hood, while there is additional space and plumbing for a washing machine, tumble dryer, and dishwasher. Beyond the kitchen is a bright and airy rear reception room overlooking the garden, creating an excellent family and entertaining space. The ground floor further benefits from a convenient under-stairs WC with wash basin and a window.

Upstairs, the accommodation comprises a generously sized principal double bedroom overlooking the front aspect, complete with built-in wardrobes. The second bedroom is also a spacious double with fitted wardrobes, while bedroom three would make an ideal child's bedroom or home office, comfortably accommodating a single bed. The fully tiled family bathroom features a three-piece suite comprising a bathtub with overhead shower attachment, vanity wash basin, WC, and extractor fan. The neighbouring property has completed a loft conversion, suggesting potential for further extension subject to the necessary planning permissions (STPP).

Outside, the rear garden is mainly laid to lawn with a patio seating area, all enclosed by timber panel fencing, creating a wonderful space for children, entertaining, and summer BBQs. There is also a useful side access leading to the front of the property. Additional benefits include a detached garage and a tarmac driveway providing off-road parking. This fantastic family home offers spacious and versatile accommodation in a prime location, making it an ideal purchase for growing families and buyers looking to enjoy the Southbourne lifestyle. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Tenure: Freehold

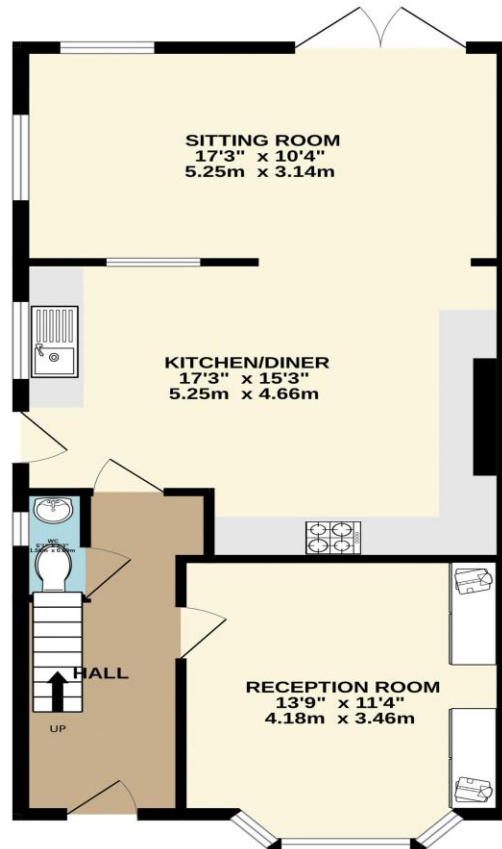
Council Tax Banding: C

EPC Rating: 71 | C

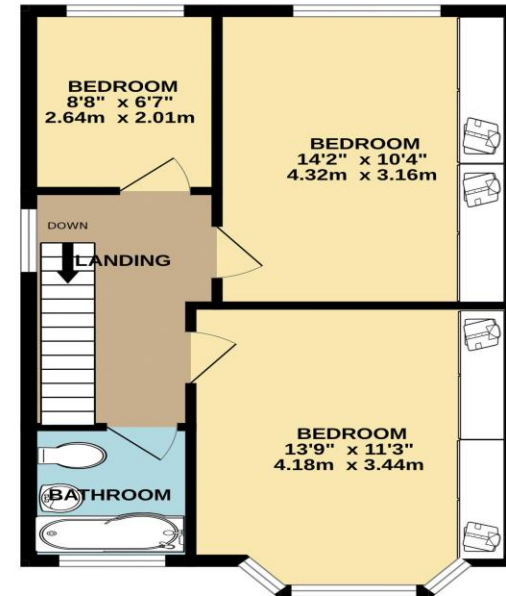




GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

