



Estate Agents



Auctioneers



# Stourfield Road, Southbourne, Bournemouth, Dorset, BH5 2AR

Guide Price £365,000 – Freehold

**Two Double Bedroom Character Cottage | Entrance Hallway | Open Plan Lounge & Dining Room | Modern Fitted Kitchen  
Ground Floor Wc | Utility Area | Two First Floor Double Bedrooms | UPVC Double Glazing | Gas Fired Central Heating  
50' Rear Garden | Off Road Parking**

A beautifully presented two double-bedroom, two reception-room character cottage, situated in a highly convenient location just yards from the vibrant shopping parade at Southbourne Grove and within a short walk of the beaches and clifftop. Pokesdown train station is approximately half a mile away on foot, while Bournemouth Town Centre is easily accessible by bus or car. Excellent local schools are nearby, along with the renowned Chiropractic College. The property has been refurbished throughout by the current owners and now benefits from UPVC double glazing, plantation shutters, gas central heating, stunning open-plan reception rooms, a stylish modern kitchen, two spacious double bedrooms, a contemporary bathroom, and a beautifully landscaped rear garden. Viewing is highly recommended.

Upon entering the property, there is an entrance hallway with stairs leading to the first floor, an understairs storage cupboard, and doors to the principal rooms. The reception rooms have been opened up to create an impressive 24ft through lounge, offering clearly defined living and dining areas, with a window to the front and patio doors opening onto the garden. The kitchen has been refitted with a modern range of wall and base units complemented by contrasting work surfaces. Integrated appliances include a built-in oven, induction hob, fridge freezer, and dishwasher. To the rear is a useful utility area providing space for a washing machine and additional storage, along with a ground-floor cloakroom featuring a wash hand basin and dual fuel radiator. A rear door provides access to the garden.

Upstairs, there are two excellent-sized double bedrooms, with bedroom two benefiting from fitted wardrobes. The modern bathroom is fitted with a stylish walk-in shower with a glass screen, WC, vanity basin, and a demisting mirror. There is also space for a free-standing bath if desired, with plumbing already partly installed. Outside, the landscaped rear garden features a large sandstone patio area, lawn, and a fabulous composite decking area designed to make the most of the sun, while enjoying a sunny yet secluded aspect.

To the front, the tarmac frontage could provide off-road parking for one vehicle.

Tenure: Freehold

Council Tax Banding: C

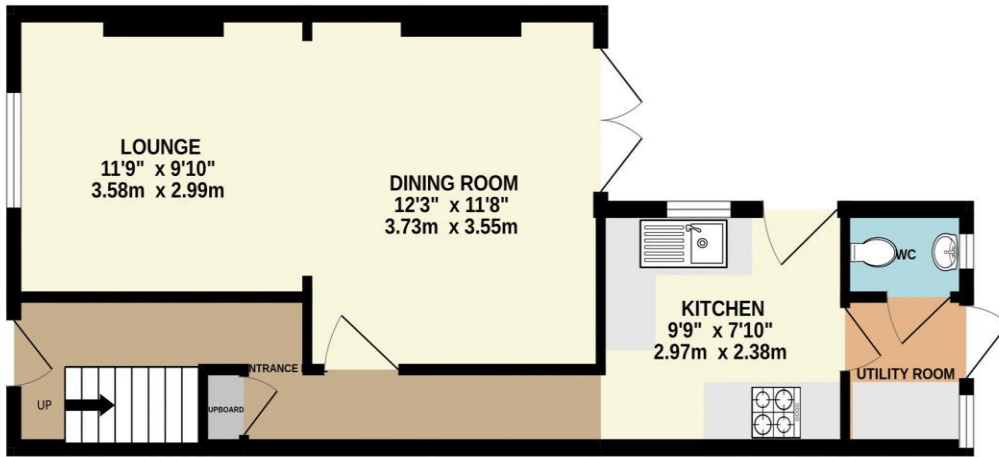
EPC Rating: 58 | D



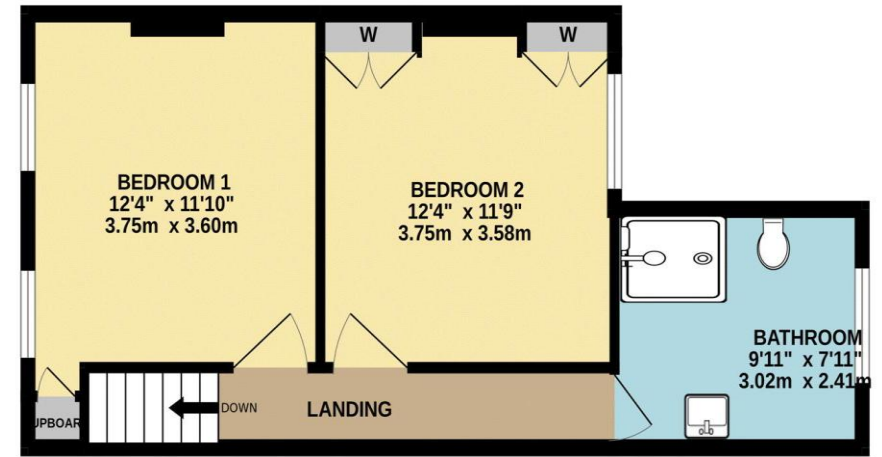




GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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