



Estate Agents



Auctioneers

Beaufort Road, Southbourne, Bournemouth, Dorset, BH6 5AR

Guide Price £550,000 – Freehold

**Four Bedroom Detached Character House | Porch | Hallway | Downstairs Cloakroom
Fully Fitted Kitchen | Dining Room | Spacious Sitting Room/Dining Area | Sunroom | Further Sitting Room/Morning Room
Landing | Four Bedrooms | Modern Shower Room | Private Rear Garden With Summer House | Driveway Parking
Close To Local Schools | No Onward Chain | Easy Access To Award Winning Beaches | Ideal Family Home**

Richard Godsell are delighted to present this spacious and characterful four double bedroom detached home, offering versatile and beautifully presented accommodation, three reception rooms, a modern kitchen/breakfast room and an attractive rear garden. Entered via a double-glazed porch, the property opens into a welcoming hallway featuring an original corniced ceiling and useful understairs storage. The ground floor cloakroom is fitted with a W.C and a basin. The impressive rear living room measures approximately 21'6" x 12' and provides a bright and comfortable living space, complete with an attractive fireplace surround, two double-glazed windows and a cupboard housing the Worcester Bosch combi gas boiler (still under warranty) A glazed door leads through to the well-appointed kitchen/breakfast room, fitted with black laminate work surfaces, matching sink unit, extensive soft-closing units and drawers, an AEG six-burner gas hob, stainless steel double oven, space for a tall fridge/freezer and plumbing for a dishwasher.

The adjoining sunroom adds further versatility, providing additional utility space with plumbing for a washing machine and tumble dryer, along with direct access to the garden. To the front of the property, the dining room benefits from a charming bay window and attractive fireplace, while a third reception room offers flexibility as a fifth bedroom, home office or study.

Upstairs, the first-floor landing leads to four generously sized double bedrooms. The spacious front bedroom features a bay window and a glass wash basin. The family bathroom is fitted with a shower, basin, WC and a modern towel rail. Bedroom 4 also has a vanity unit. Externally, the front of the property is brick paved, providing off-road parking for two vehicles. A side gate leads to the attractive rear garden, which enjoys a paved patio, pergola, shaped lawn, raised deck with a summer house, and a watertight garden shed complete with electricity, and a west-facing garden with a sunny aspect.

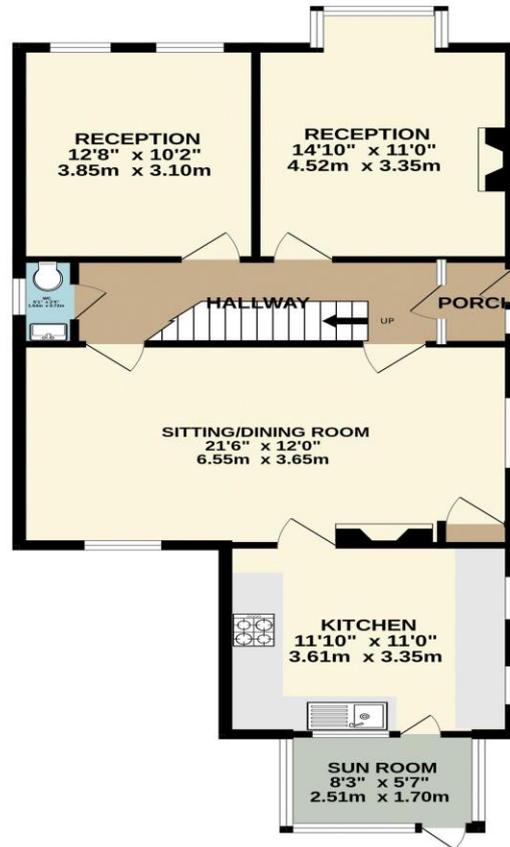
This exceptional home is ready to move into, and early viewing is highly recommended to avoid disappointment.

Tenure: Freehold
Council Tax Band: D
EPC Rating: 63 | D

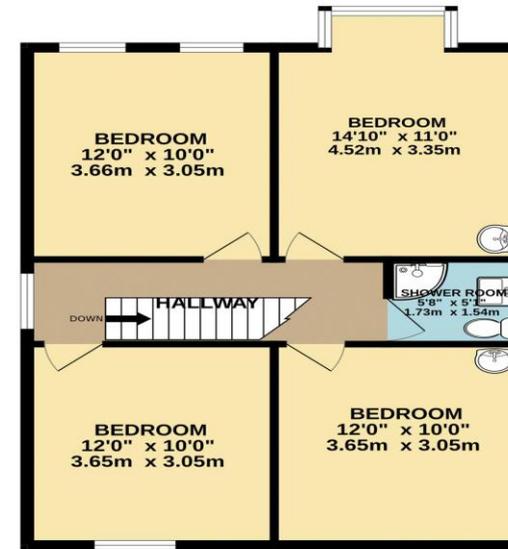




GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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