



Estate Agents



Auctioneers

Corhampton Road, Boscombe East, Bournemouth, Dorset, BH6 5PA

Guide Price £525,000 – Freehold

Three Bedroom Detached House | Hallway | Lounge | Open Plan Kitchen Diner | Family Bathroom | Additional W.C
Large Rear Garden | Garden Room With Power | Driveway | Close To Local Schools | Well Presented Throughout
Easy Access To Southbourne & Christchurch | Good Transport Links

A Beautifully Presented Three-Bedroom Detached Family Home in the Heart of Boscombe East. Situated in the highly sought-after area of Boscombe East, this beautifully presented three-bedroom detached family home on Corhampton Road offers an excellent balance of space, comfort, and convenience. Ideally located, the property is within easy reach of local shops, highly regarded schools, restaurants, and a range of everyday amenities. Excellent transport links, including Pokesdown mainline railway station, are close by, while the vibrant Southbourne Grove, the historic market town of Christchurch, the nearby River Stour, and the area's award-winning Blue Flag sandy beaches are all within easy access.

Upon entering the property, you are welcomed by a spacious entrance hall with doors leading to all principal ground floor rooms. The bright and inviting lounge is presented in excellent decorative order and features a charming wood-burning stove, creating the perfect setting for cosy evenings. A large bay window fills the room with natural light, enhancing the warm and welcoming atmosphere. The impressive open-plan kitchen/dining room forms the heart of the home, offering a generous space ideal for both family living and entertaining. The kitchen provides ample worktop space and a range of storage units, while a side door offers convenient access to the garden. French doors from the dining area seamlessly connect the indoor and outdoor living spaces. Additional under-stairs storage presents the potential to be converted into a downstairs WC, subject to any necessary permissions. The first floor comprises two spacious double bedrooms, both benefiting from attractive bay windows that maximise natural light and provide ample room for furniture. The second bedroom also features built-in wardrobes, offering practical storage without compromising floor space. The third bedroom is ideal as a child's bedroom, nursery, or home office. Completing the first floor is a recently refurbished family bathroom, fitted with a modern suite comprising a bath, wash hand basin, and WC. An airing cupboard houses the boiler while providing additional storage. A separate WC on the first floor offers added convenience for busy family life. Further benefits include gas central heating and double glazing throughout.

The rear garden is a standout feature of the property, offering an excellent amount of outdoor space for the whole family to enjoy. Two patio areas, positioned adjacent to the house and at the rear of the garden, allow you to make the most of the sunshine throughout the day. A generous lawn provides plenty of space for children to play, while a dedicated play area makes this an ideal family garden. It is equally well suited for entertaining, whether hosting summer barbecues or relaxing outdoors. A particular highlight is the superb, insulated garden room, complete with power, making it a versatile space suitable for use as a home office, gym, hobby room, or additional reception area. Side access via double gates leads to the front of the property, where a private driveway provides off-road parking.

Tenure: Freehold

EPC Rating: 67 | D

Council Tax Band: D

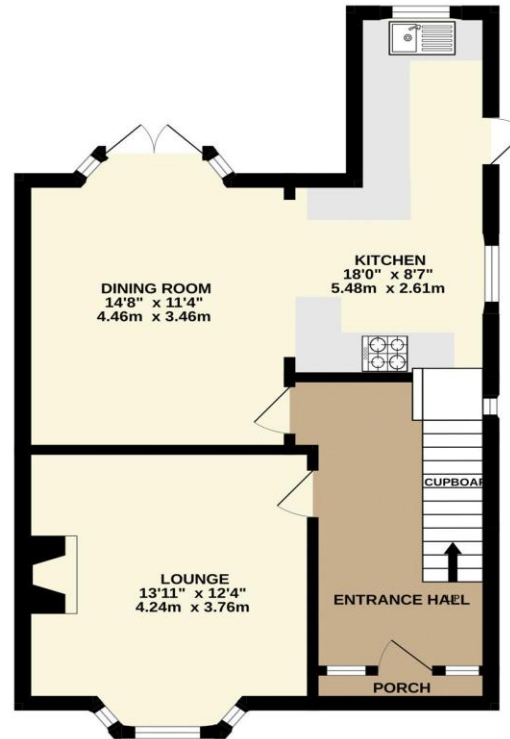




GARDEN ROOM
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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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