



Estate Agents



Auctioneers

# Elmsway, Southbourne, Bournemouth, Dorset, BH6 3HU

Guide Price £695,000 – Freehold

**Contemporary Designed Three Bedroom Two Bathroom Detached House on Corner Plot | Porch | Hallway | Sitting Room  
Lounge | Kitchen Diner | Utility Room | Ground Floor Shower Room/Wc | Landing | Master Bedroom with Ensuite  
Two Further Bedrooms | Bathroom | Garage & Multiple Off-Street Parking | Landscaped Gardens**

Fancy something a little different. This beautiful three bedroom, two-bathroom detached home has been redesigned in a striking contemporary style, offering impressive open plan living and occupying a bold corner plot in a quiet location in the heart of Southbourne. Just a short stroll from the picturesque Seafield Gardens and approximately half a mile from both Tuckton and Southbourne High Street, with their cosmopolitan mix of cafés, bars, shops and restaurants, the property is also within easy reach of the area's famous clifftops and golden sandy beaches. The home benefits from double glazing and gas central heating and provides a versatile layout perfectly suited to modern living.

Enter via the porch into a welcoming hallway. To the right, the main living space opens into an inviting sitting room with a feature wood burning stove and French doors leading out to a private garden, creating an effortless connection between inside and out. There is also a separate lounge to the rear, ideal as a snug, media room or home office, together with a stylish ground floor shower room with WC. To the left of the hallway is the spacious kitchen/dining room, thoughtfully designed for both everyday life and entertaining. It features contemporary gloss fronted units, wooden work surfaces with a breakfast bar, built in oven and hob, and a fitted bench seating area at one end. A separate utility room houses the washing machine, tumble dryer and boiler, keeping the main space practical and uncluttered. Doors from the kitchen lead directly to the patio garden and garage. Upstairs, the landing gives access to three bedrooms, including a generous principal bedroom with modern en suite shower room, plus two further well-proportioned bedrooms and a family bathroom with WC.

Externally, the property enjoys landscaped gardens wrapping around the home, enhancing its corner plot position. To the front there is a gravel driveway providing off road parking for several vehicles and access to the garage with electric door. Gated access leads to the gardens, which include a secluded patio seating area, landscaped lawn and a charming small pond.

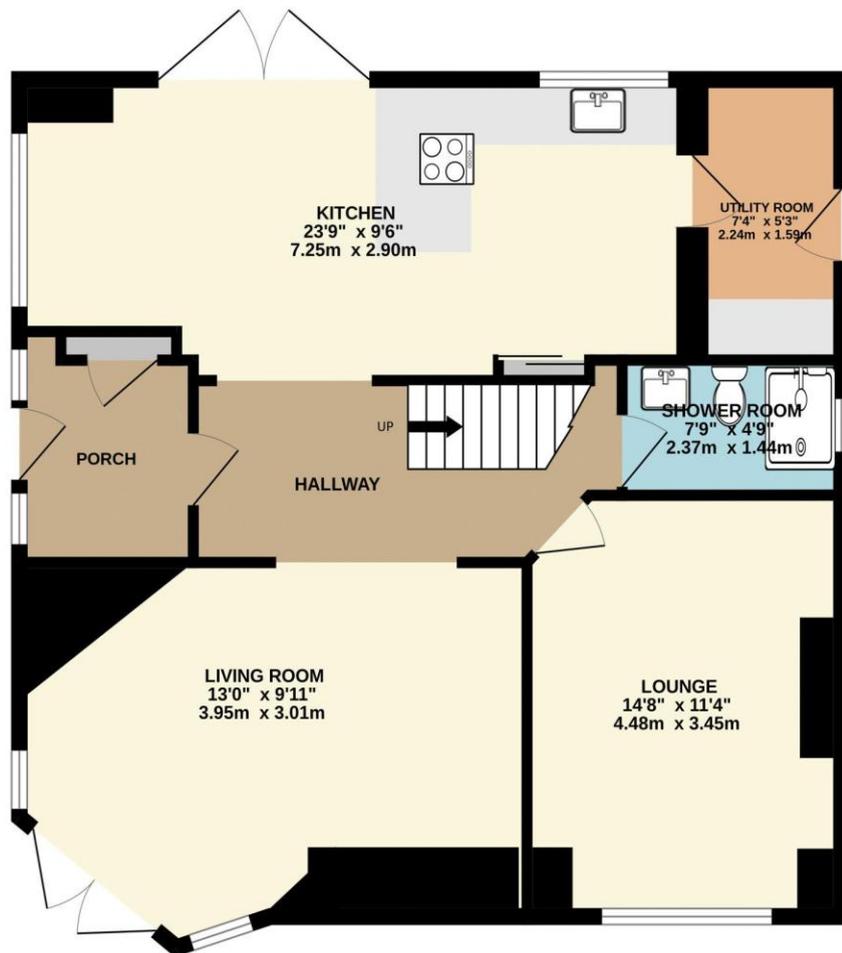
**Presented in immaculate order throughout and truly unique in both style and setting, this is a home that must be viewed to be fully appreciated.**

Tenure: Freehold  
EPC Rating: 71 | C  
Council Tax Band: D

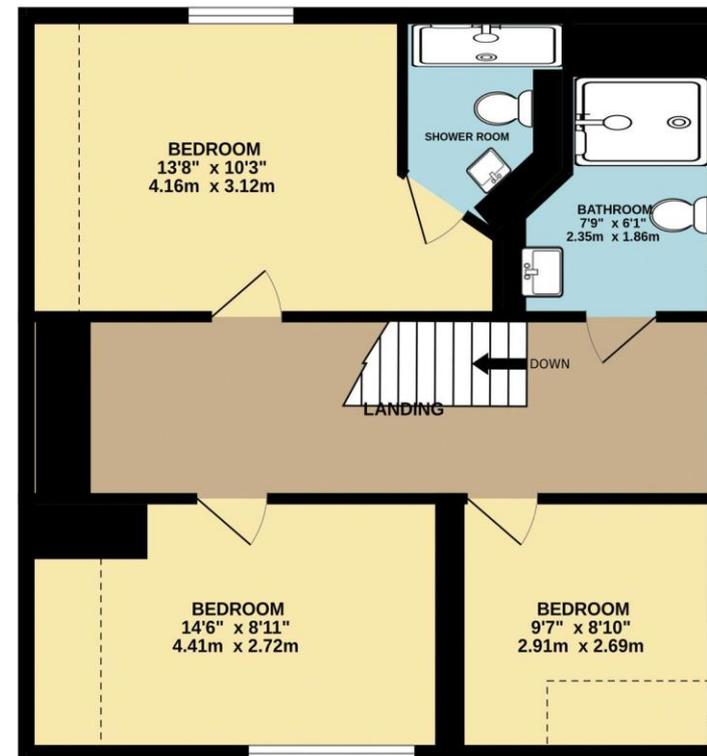




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1275sq.ft. (118.4 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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