



Estate Agents



Auctioneers

Southbourne Coast Road, Southbourne, Bournemouth, Dorset, BH6 4DX

Guide Price £1,650,000 – Freehold

**Unique Split Level Coastal Home With Stunning Sea Views | 3068 SQFT | Entrance Hallway
Three Double Ground Floor Bedrooms | Bathroom | 24ft Family Room | First Floor | Dining Room
24ft Living Room with Balcony Kitchen Breakfast Room | Two Further Bedrooms | Bathroom & Wc
Driveway & Double Garage | Landscaped Rear Garden | Summer House | No Chain**

An opportunity to acquire one of Southbourne's frontline properties with stunning panoramic sea views across the coastline, situated in the heart of Hengistbury Head, with beautiful beach walks and a nature reserve right on your doorstep. This highly regarded coastal location offers a unique mix of scenery and convenience, with miles of sandy beaches, clifftop and riverside walks, and easy access to water sports. Southbourne Grove is nearby, offering a range of independent shops, cafés, restaurants, and everyday amenities, while Bournemouth town centre is within easy reach, along with good transport links including mainline rail services. This uniquely designed split-level modern home boasts 3,000 sq ft of accommodation over three floors, with a versatile and interesting layout. A host of benefits include UPVC double glazing, gas central heating, solar panels, five double bedrooms (master bedroom with en-suite), three bathrooms, a ground floor family/games room, a 24ft living room with sea views from the large balcony, a modern kitchen/breakfast room with separate dining room, multiple parking, plus a double garage and a fabulous landscaped rear garden with hot tub and garden room. Viewing is deemed essential!

This house offers something a little different. Whether it's the triple split-level staircase or the curved vaulted ceiling covering the living and dining room, it has a sense of space and style throughout. Enter at ground level into the hallway. There are three excellent-sized bedrooms: a master bedroom with fitted wardrobes and an en-suite shower room, plus two further double bedrooms served by a stylish modern bathroom. Stairs then lead up and down—down to the fabulous 24ft family room with doors out to the garden. This would be an amazing, entertaining room, as it currently houses the snooker table. Up to the first floor, you'll find the dining room adjacent to the modern kitchen/breakfast room and steps up to the impressive 24ft living room with a feature vaulted curved ceiling and stone walling. Large sliding doors then open up to the generous balcony and those fabulous views. There are two further spacious double bedrooms on this floor. The 21ft front room could alternatively be another reception room, again with stunning views and sliding doors out to the balcony. There is a further bathroom with a separate WC.

Exterior: Large driveway with multiple parking. 21ft x 15ft double garage with electronic up-and-over door. Courtesy door to the side. Landscaped rear garden with a sunken patio area surrounded by mature planting. Steps lead up to a lawn area with an ornamental pond and garden room. Hot tub included. Solar panels are currently generating approximately £400.00 per annum. Viewing is highly recommended to fully appreciate the space, design, and exceptional coastal setting this distinctive home offers.

Tenure: Freehold

Council Tax Banding: G

EPC Rating: 90 | B

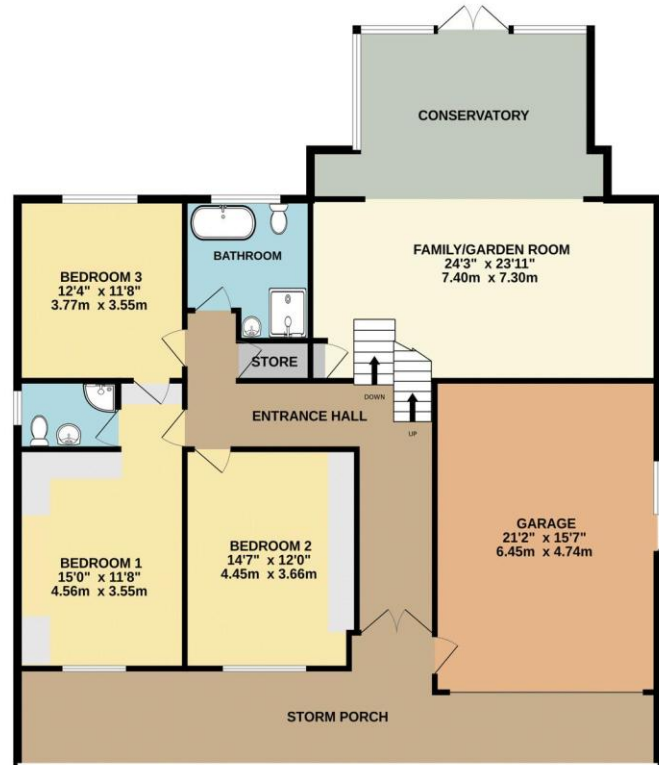
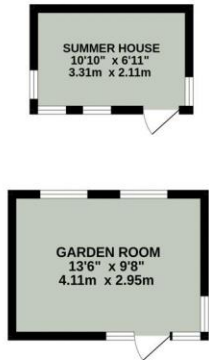




OUTBUILDINGS

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 3068sq.ft. (285.0 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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