Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Broadway, Southbourne, Bournemouth, BH6 4EJ
Guide Price £450,000 – Freehold

Four Bedroom Split Level Maisonette | Private Entrance | Stairs & Landing | Reception Room
Two First Floor Double Bedrooms | Kitchen | Bathroom | Two Further Second Floor Bedrooms | Additional WC
Driveway & Detached Garage | 130ft Rear Garden with Garden Room/Bar | Freehold

This is a rare opportunity to purchase a deceptively spacious and affordable property in the heart of Hengistbury Head. This four-bedroom split-level maisonette features a range of amenities, including double glazing, gas central heating, a 17ft reception room, two double bedrooms on the first floor, a modern kitchen, a contemporary bathroom, two additional bedrooms on the second floor, off-street parking, a detached garage, and an impressive 130ft south-facing rear garden that includes a 16ft x 14ft garden office/bar. Viewing is highly recommended.

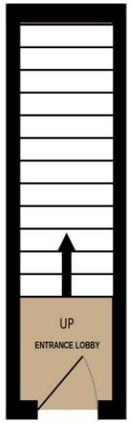
Entering through the private front door, stairs lead up to the first-floor landing. At the front, you will find the spacious 17ft reception room with a bay window. This level also includes two generous double bedrooms, one of which features a full range of fitted wardrobes. The kitchen is equipped with a variety of wall and base units, contrasting work surfaces, a built-in oven and hob, and space for additional appliances. The modern bathroom includes a panelled bath with a shower overhead, a WC, and a basin with partially tiled walls.

Stairs lead to the second floor, where you'll find two more bedrooms along with a useful additional WC.

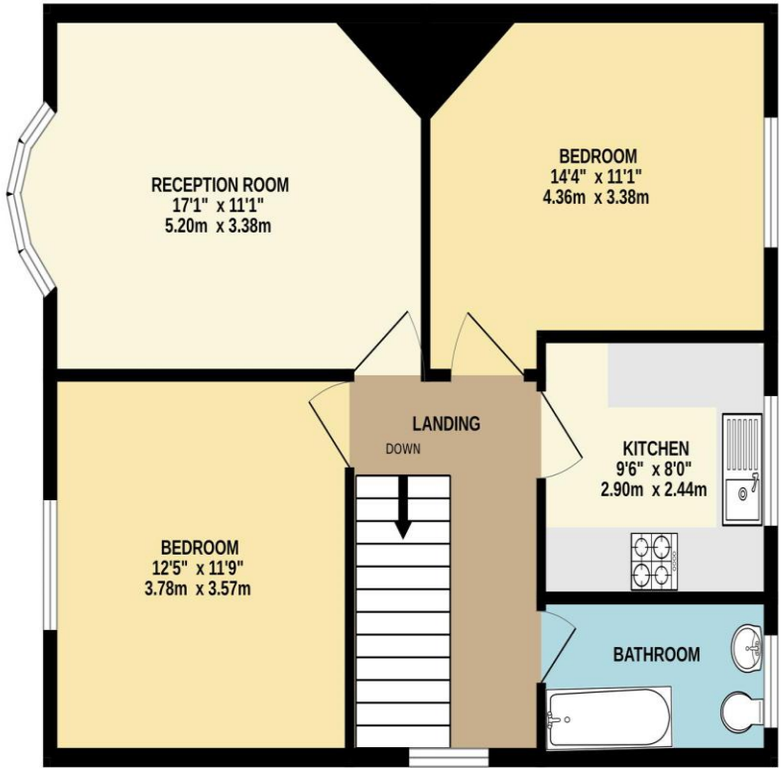
Exterior: The property offers a driveway providing multiple parking spaces at the front and access to the garage, which features an up-and-over door. The magnificent 130ft rear garden includes a patio area and a large lawn with mature borders. There is also a 16ft x 14ft detached garden room with double-glazed windows and doors, currently set up as a bar but can also serve as an excellent office space or entertainment area.

Tenure: Freehold
Council Tax Banding: C
EPC Rating: 63 | D

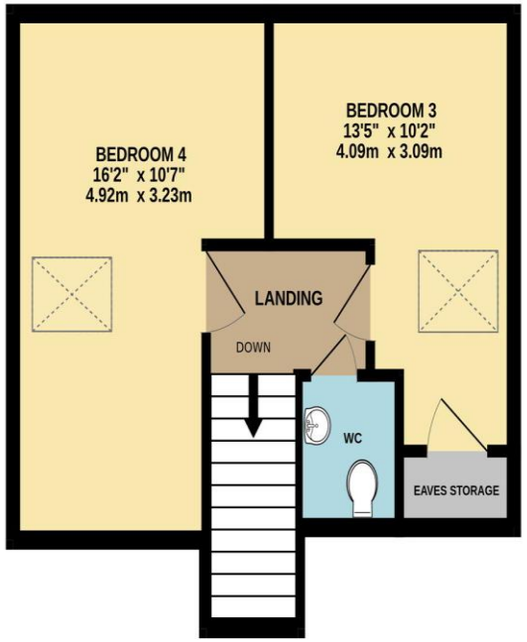
ENTRANCE FLOOR
54 sq.ft. (5.0 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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