



Estate Agents



Auctioneers

Leigham Vale Road, Southbourne, Bournemouth, Dorset, BH6 3LR

Guide Price £650,000 - £700,000 – Freehold

**Detached House with Annex | Main House - Porch | Hallway | 24ft Reception Room | Kitchen | Wc | GF Bedroom
Stairs to FF Landing | Two Further Bedrooms | Bathroom & Shower Room | Garage | Basement Annex - Hallway
Reception Room | Study Two Bedrooms | Kitchen | Bathroom Rear Garden | Off Street Parking | Freehold | No Chain**

HOUSE WITH ANNEX. A deceptively spacious detached house situated in a sought-after residential location on Leigham Vale Road, West Southbourne, Bournemouth, offering approximately 2,049 sq ft of versatile accommodation, including a rarely available, self-contained two-bedroom basement annex. Presented in excellent condition throughout, the property offers flexible living arrangements, ideal for families, multi-generational households or buyers seeking potential rental income, subject to the necessary consents.

The property is entered via a street-level porch leading into the entrance hallway. To the right is an impressive double-aspect reception room measuring approximately 24ft x 15ft, featuring a bay window to the front and sliding patio doors opening onto the rear garden. Also on this floor is a double bedroom, separate WC and modern fitted kitchen. The first floor offers two further double bedrooms and two bathrooms.

A particular highlight is the self-contained basement annex, which benefits from full head height and comprises a 15ft reception room, fitted kitchen, bathroom, study and two double bedrooms. This versatile space is ideal for extended family living, guests or potential rental or Airbnb use, subject to the necessary consents.

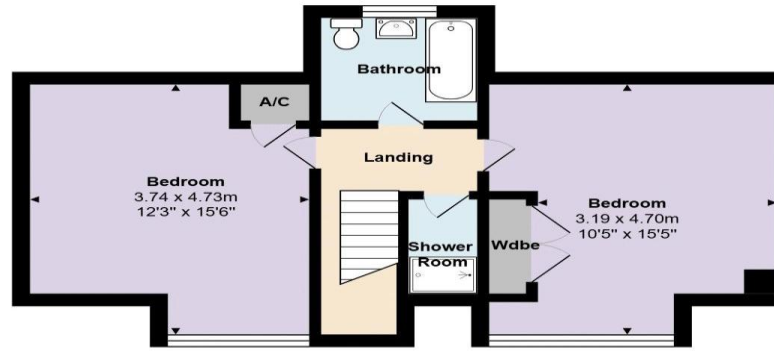
Outside, the property benefits from a garage, off-street parking and gated side access leading to a secluded rear garden with a terrace, patio, mature lawn, established flower and shrub borders, and a garden shed. Leigham Vale Road enjoys a desirable residential setting in West Southbourne, conveniently positioned for the shops, cafés and restaurants of Southbourne Grove. The area is also well placed for access to the beautiful sandy beaches of Southbourne, nearby green spaces including Fisherman's Walk and Seafield Gardens, and local schools and everyday amenities.

Combining a sought-after location with generous accommodation, attractive outdoor space and a self-contained two-bedroom annex, this impressive, detached home offers a rare opportunity for buyers seeking space, flexibility and long-term potential.

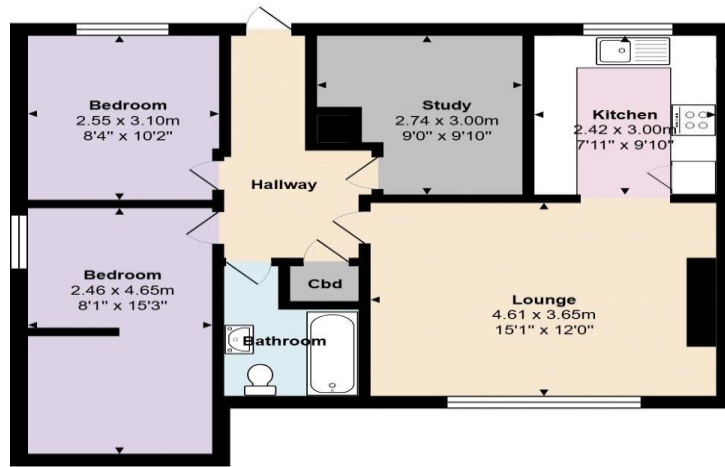
Tenure: Freehold
EPC Rating: 60 | D
Council Tax Band: E



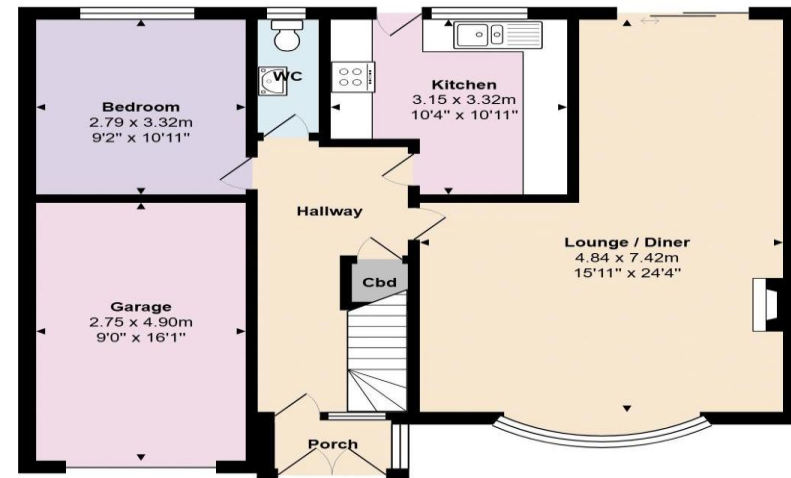




First Floor



Lower Ground Floor



Ground Floor



Total Area: 190.3 m² ... 2049 ft²
All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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