DANEHURST

ESTATE AGENTS



LEIGHAM VALE ROAD, SOUTHBOURNE, BH6 3LR

Guide Price £750,000 - £775,000



** Guide Price £650,000 - £700,000 **

* VENDOR HAS REQUESTED PROCEEDABLE BUYERS ONLY *

A substantial detached home WITH A SELF CONTAINED TWO BEDROOM ANNEXE, set within one of Southbourne's most sought after roads in the heart of the Carbery Estate, between Carbery Avenue and Seafield Road.

Offering over 2,000 sq ft of flexible accommodation, the main house is arranged to maximise both space and natural light. The L shaped lounge diner enjoys a dual aspect with a front facing bay window and doors opening onto the rear balcony, allowing light to flow through the space. The kitchen is positioned to the rear and also opens directly onto the balcony, reinforcing the connection between the living space and garden.

The ground floor further benefits from a double bedroom, a separate WC, and a useful under stairs storage cupboard.

On the first floor there are two further double bedrooms, one with built in wardrobes, together with the main family bathroom and a separate shower room.

The lower ground floor has been converted to create a fully self contained two bedroom annexe, accessed via a pathway down the side of the property and benefiting from its own private entrance, with an L shaped kitchen and living space, two bedrooms, a study, and a bathroom.

This configuration provides excellent flexibility for multigenerational living, independent family members, or those requiring additional accommodation.

Externally, the property benefits from a level rear garden, mainly laid to lawn with mature planting providing a good degree of privacy. There are patio areas, a garden shed, and an elevated balcony overlooking the garden.

To the front, a resin driveway provides off road parking and access to the garage.

The property has been recently refreshed with new carpets and redecoration throughout and is offered to the market vacant with no forward chain.





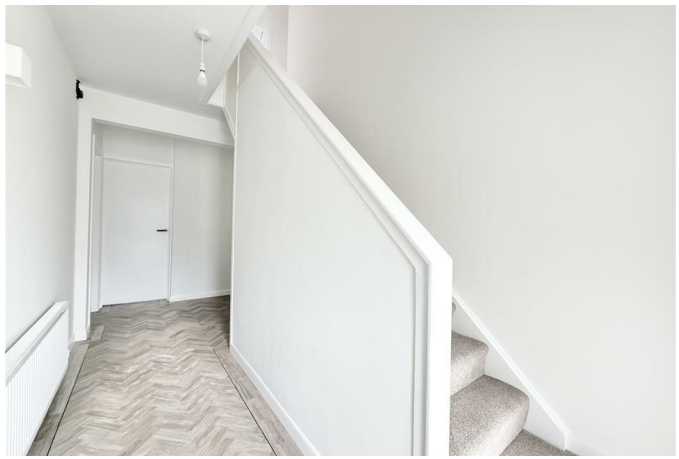


- Substantial detached home in the Carbery Estate
- Over 2,000 sq ft of accommodation
- Two bedroom self contained annexe with private entrance
- Three double bedrooms in the main house
- L shaped lounge diner with balcony access
- Ground floor double bedroom and separate WC
- Kitchen also opening onto the balcony
- Level rear garden with patio areas
- Garage and off road parking
- EPC Rating: D - Council Tax Band: E - Tenure: Freehold





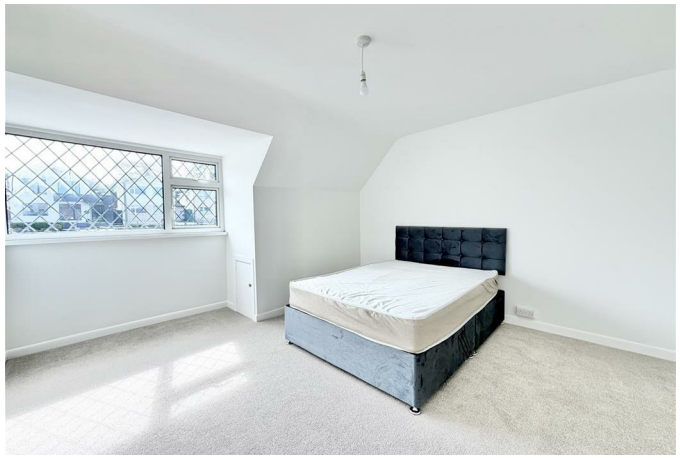










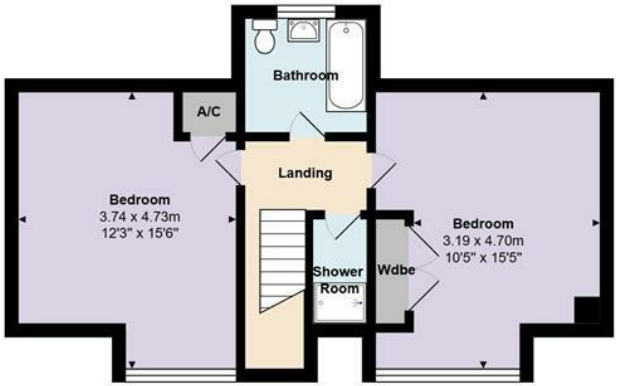


Location

The property is situated within this highly desirable tree lined residential road, less than half a mile from Southbourne Grove, which offers a range of local shops, cafés, restaurants and coffee shops, with the cliff top and beaches also nearby. Seafield Gardens, with its bowling green, tennis courts and children's play area, is also close by.

The nearby village of Tuckton provides a further selection of day to day amenities including independent shops, a bakery, butcher and convenience stores. The historic town of Christchurch, approximately 2 miles away, offers a wider range of shopping, dining and leisure facilities.

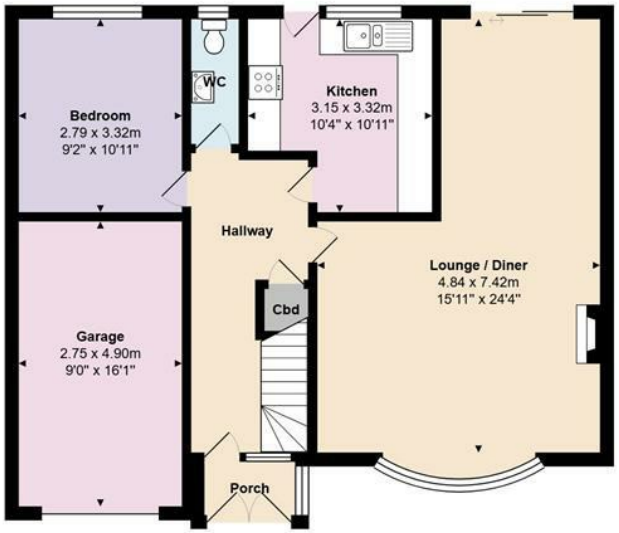
For transport links, Pokesdown train station is within close proximity, providing direct rail connections to Bournemouth, Southampton and London Waterloo.



First Floor



Lower Ground Floor



Ground Floor



Total Area: 190.3 m² ... 2049 ft²

All measurements are approximate and for display purposes only






Life
isn't about waiting
for the storm to pass
It's about learning to
Dance
in the
Rain





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