



1065 Christchurch Road, *Bournemouth, BH7 6BE*

SPENCERS
COASTAL



A fantastic opportunity to purchase this well presented, but in need of modernization, semi-detached family home situated in sought after location.

The Property

The ground floor accommodation comprises of a spacious sitting room featuring bay window to the front aspect of the property

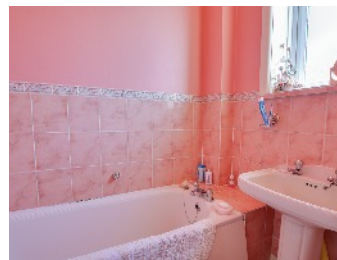
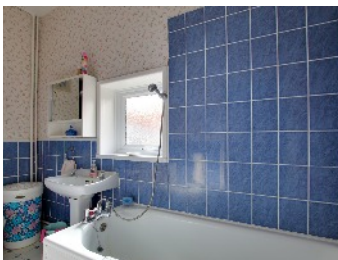
Separate dinning room with a window to the rear allowing plenty of natural light

Inner hallway with stairs leading up to the first floor, under stairs cupboard providing storage

Good size kitchen fitted with floor and wall units, space and plumbing for washing machine. There is a three piece downstairs bathroom to the rear of the house

The upstairs accommodation is offering a large utility room to the rear of the house overlooking the garden which would make a perfect third bedroom

Further there is a three piece bathroom and a good size bedroom 2 To the front aspect of the property we have a very generous main bedroom with bay windows



£400,000







This light and airy home comprises three bedrooms, two bathrooms, kitchen, front and rear garden as well as parking at rear.



Property Video

Point your camera at the QR code below to view our professionally produced video.





The property is offering a great amount of potential.

Grounds & Garden

There is generous size front garden setting the property back from the road, there is a side gate providing access to the rear garden.

The rear garden is a low maintenance garden split in two sections as the rear section could be used a parking for vehicles.

The Situation

Southbourne has a relaxed, family-friendly ambience, a strong sense of community and a lifestyle that combines a lively beach and café culture.

The vibrant food scene certainly adds to this residential area's character with an assortment of independents including bars, brasseries, brewpubs, eclectic cafes, delis and acclaimed destination restaurants. The latest addition is SoBo Beach on Southbourne Parade.

Fisherman's Walk provides a delightful woodland stroll connecting the principal shopping area on Southbourne Grove to the seafront with its promenade, wide expanses of beach and superb sea views. Otherwise green spaces and leisure facilities include Seaford Gardens with playground, fairy garden, bowling green and tennis courts, and Southbourne Tennis Club.

Southbourne attracts a mix of families, young professionals and early retirees. It developed as a resort in the 19th century, therefore property choice includes tree-lined roads of Edwardian and Victorian family houses as well as seafront apartments.

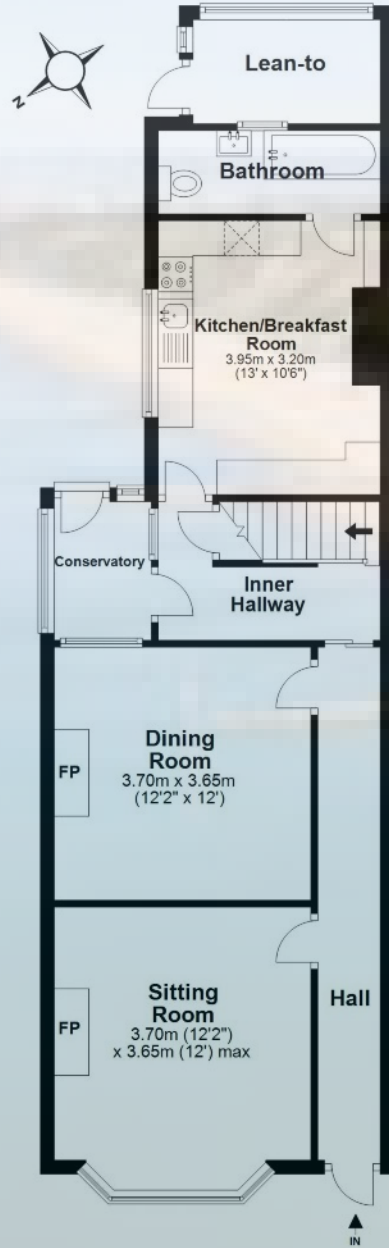
Schools are good, and so are communications. Mainline stations at Pokesdown and Christchurch run services to London Waterloo in about two hours; access to the road network is via the A35; and Bournemouth Airport is within easy reach.



FLOOR PLAN

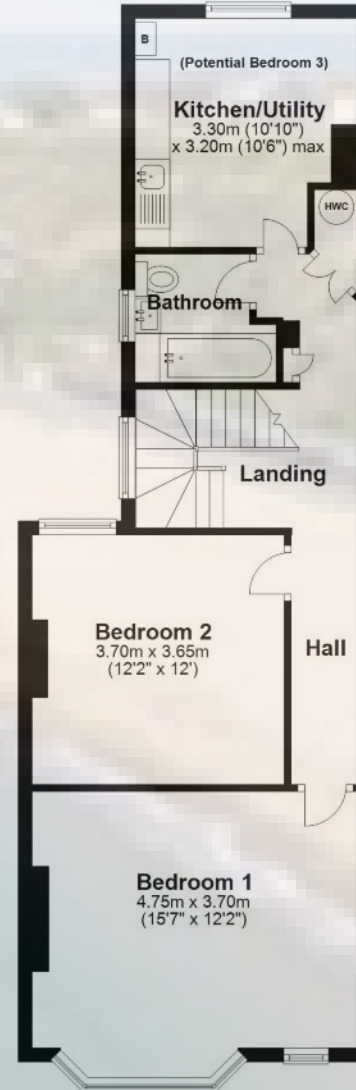
Ground Floor

Approx. 66.5 sq. metres (715.5 sq. feet)



First Floor

Approx. 59.5 sq. metres (641.0 sq. feet)



Total area: approx. 126.0 sq. metres (1356.5 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



Situated less than a mile from Southbourne beach.

Services

Energy Performance Rating: D Current: 58 Potential: 80

All mains services connected

Council tax band: D

Points Of Interest

50 mts to Sainsbury Local

100 mts to Restaurants & Local Shops

700 mts to Pokesdown Train Station

1.0 km to Pokesdown Primary School

1.1 km to Southbourne High Street

1.2 km to AECC University College

1.7 km to Bournemouth Collegiate Private School

1.6 km to Southbourne Award Winning Beaches

4.0 km to Hengistbury Nature Reserve

4.6 km to Bournemouth Pier

5.5 km to Bournemouth International Airport

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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