



HEARNES

WHERE SERVICE COUNTS

A beautifully presented 1930s detached family home set in a quiet cul-de-sac, conveniently located close to both Southbourne and Tuckton high streets, nearby beaches, and excellent local schools. The property offers a spacious open-plan kitchen/dining room, a generous living room, three double bedrooms, two bath/shower rooms, a detached garage, and a south facing rear garden.

The entrance hall retains the original front door and provides access to a useful cloakroom and understairs storage. To the rear, the bright and airy living room features a large double-glazed bay window and French doors opening onto the garden. The impressive open-plan kitchen/dining room, complete with central island, is fitted with a comprehensive range of wall and base units and integrated appliances including oven, hob, dishwasher, fridge/freezer, and washing machine. The dining area benefits from a large bay window to the front and stripped wood flooring.

On the first floor, the main bedroom includes fitted wardrobes and an en-suite shower room. There are two further double bedrooms and a large family bathroom fitted with a bath, separate shower, wash basin, and w/c.

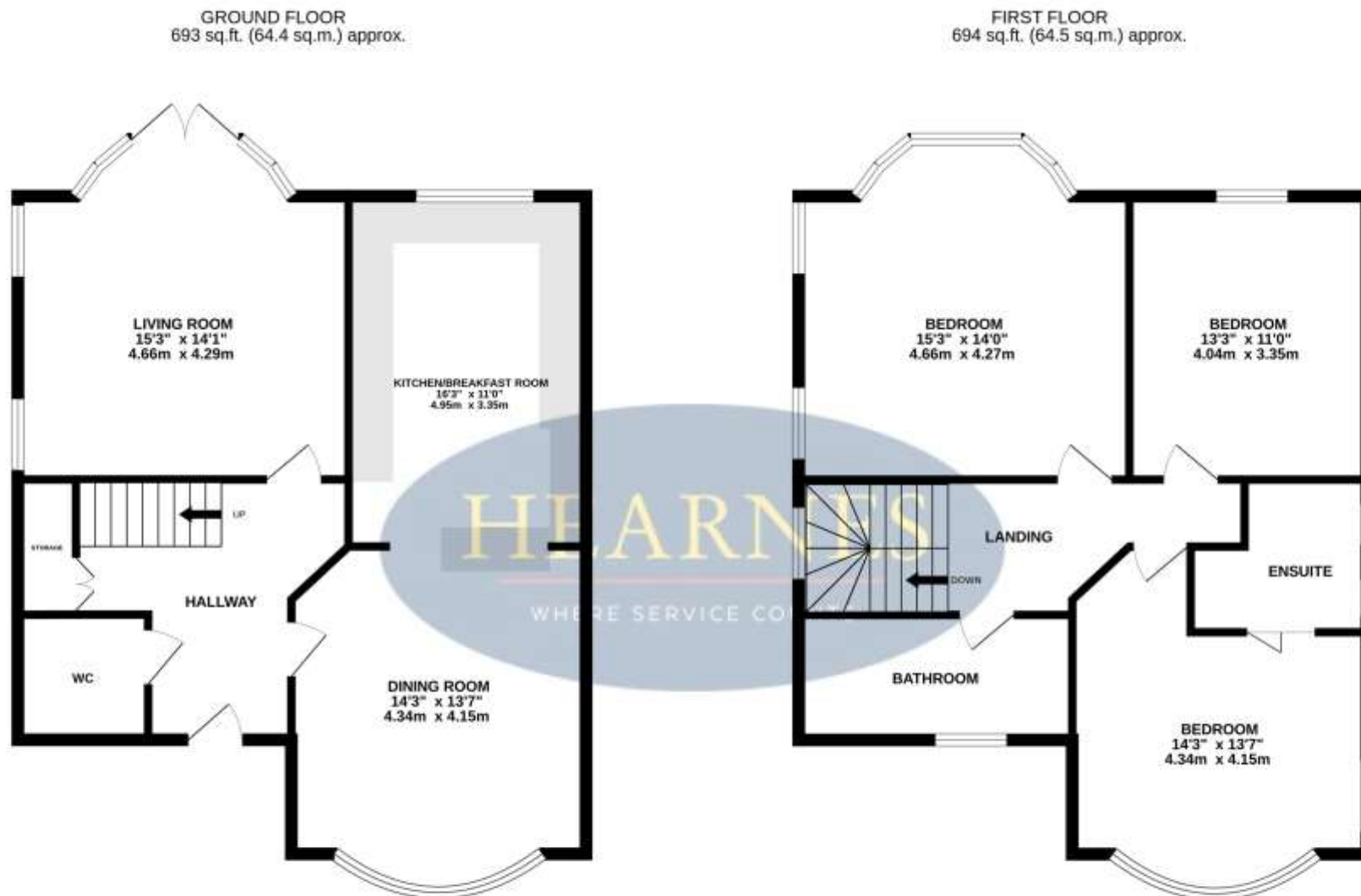
Externally, the rear garden enjoys a secluded southerly aspect with sandstone patio, decking, and well-stocked borders. The front garden is neatly maintained and includes a gated driveway leading to the detached garage.

Council Tax Band: E

EPC Rating: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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