



HEARNES
WHERE SERVICE COUNTS

A three-bedroom semi-detached home offering flexible accommodation, situated in a highly sought-after location within popular school catchment areas and within easy reach of both Tuckton and Southbourne High Streets. These areas offer a range of individual bars, shops, and restaurants. The property boasts three reception rooms, a modern kitchen with a pantry, ample off-road parking, and an impressive private rear garden.

Upon entering through an enclosed porch, the hallway, with stairs leading to the first floor, opens into a living room overlooking the front aspect, featuring a bay window and fireplace. To the rear, a dining area leads into an extended sitting room with a vaulted ceiling and French doors that provide access to the rear garden. The modern kitchen benefits from a pantry and utility area, also offering access to the large rear garden and garage. The kitchen is fitted with a range of floor and wall-mounted units, finished with a contrasting work surface and space for appliances. The ground floor is completed with a WC and under-stair storage.

The spacious first-floor landing leads to three double bedrooms, with the principal bedroom featuring fitted wardrobes. A refitted family bathroom completes the accommodation on this floor.

Externally, the property boasts a private, sunny rear garden, mainly laid to lawn with a raised seating area, pond, and generously sized patio adjoining the rear of the property. A detached garage, which is accessed via a shared driveway, and wood store provide ample external storage. At the front, a driveway offers plenty of off-road parking.

EPC Rating - TBC

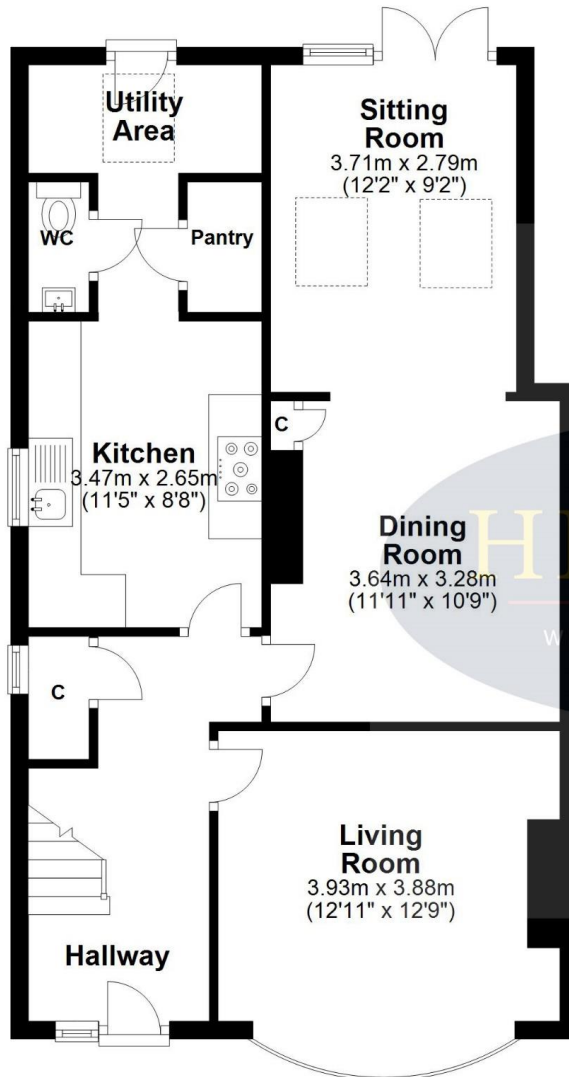
Council Tax Band - C

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.



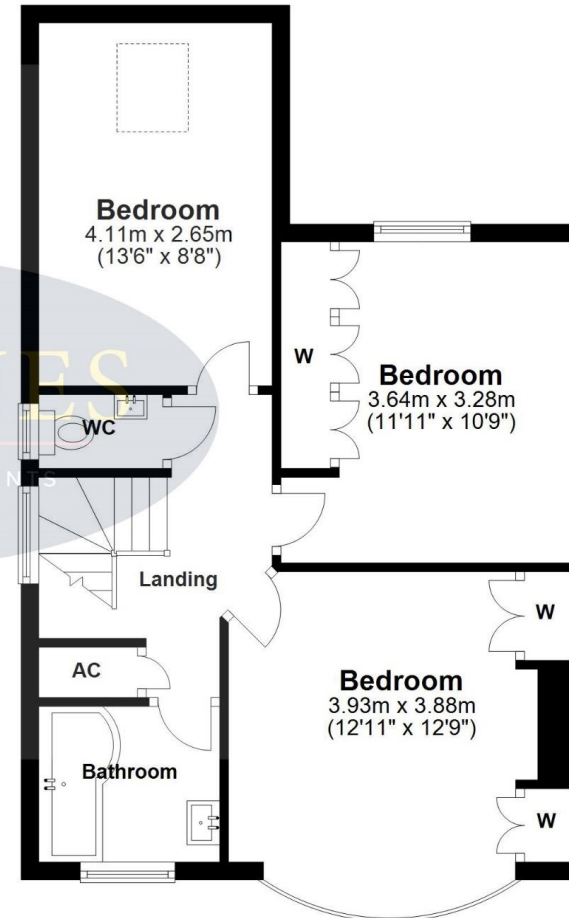
Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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