



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully maintained, substantial detached character house situated in a large private plot within a moments walk of Southbourne Highstreet offering a range of individual bars, restaurants and shops, within easy reach of the award winning sandy beaches and seafront. The property features three reception rooms, four double bedrooms along with two bath/shower rooms along with a large garage measuring in excess of 52ft. The property also benefits from a carriage driveway offering ample off road parking, as well as a private rear garden.

On entering the property an impressive reception hall with original wood panelling provides access to all ground floor accommodation along with an impressive stairway leading to the first floor. Two of the properties reception rooms feature large bay windows, overlooking and providing access to the rear garden with one of the reception rooms leading into a separate dining room with in turn leads into a conservatory. A kitchen/breakfast room offers a comprehensive range of floor and wall mounted units, finished with a matching worksurface and utility cupboard. The downstairs accommodation is complete with a cloakroom and WC.

Situated on the first floor are the property's four bedrooms, all of which are double in size with one of the bedrooms featuring an ensuite shower room. An impressive family bathroom completes the accommodation comprising a WC, wash hand basin, bath and separate shower. Along with the further benefit of an additional WC.

A particular feature of the property is the large, southerly facing rear garden being mainly laid to lawn with a range attractive flower and shrub boarders along with a patio seating area adjoining the rear of the property. The garden offers a high degree of privacy and further benefits include access to the garage. To the front a carriage driveway provides ample off road parking along with access to the front of the garage.

**COUNCIL TAX BAND: F**

**EPC: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.





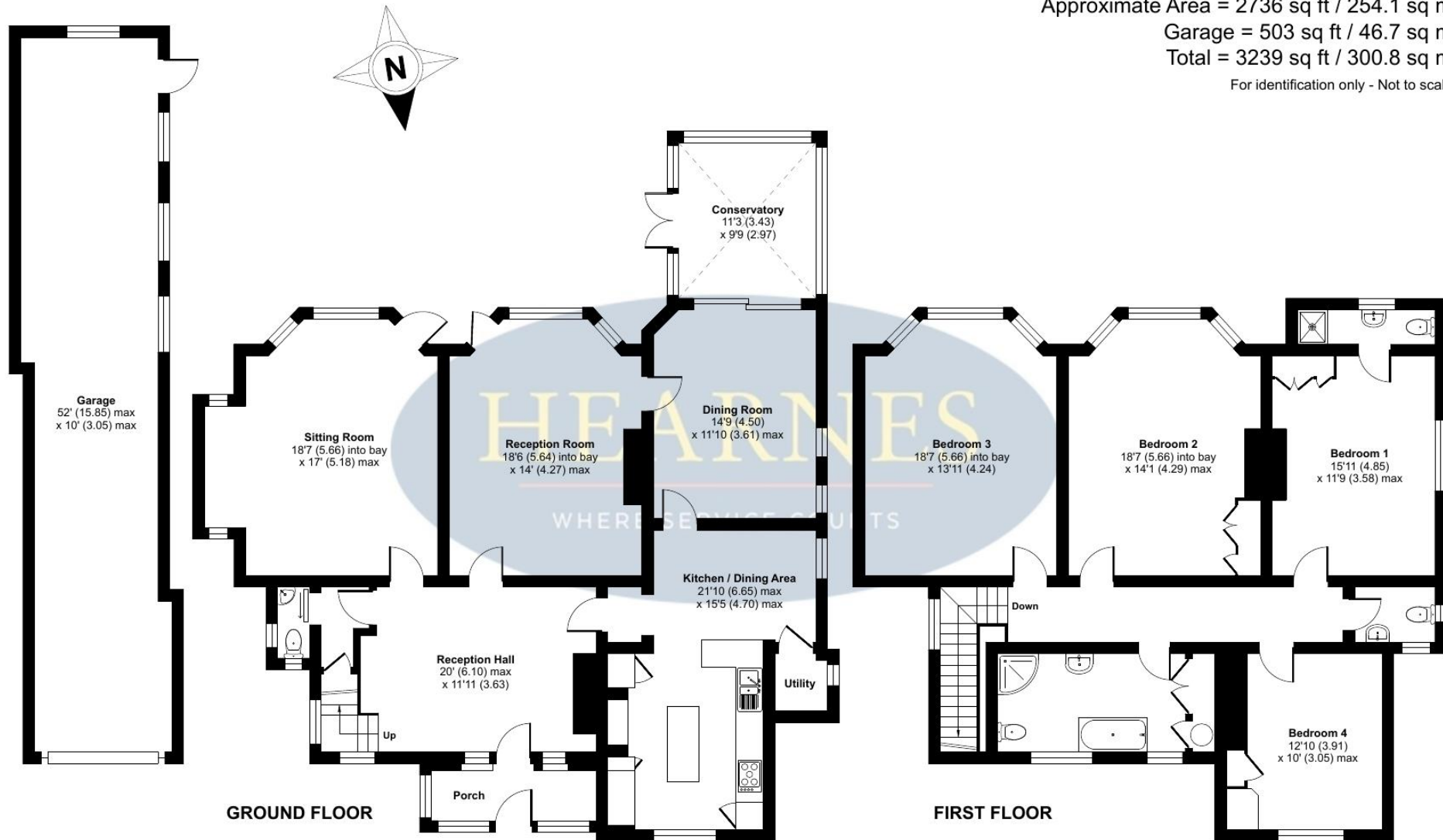
# Southbourne Road, Bournemouth, BH6

Approximate Area = 2736 sq ft / 254.1 sq m

Garage = 503 sq ft / 46.7 sq m

Total = 3239 sq ft / 300.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1070054





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[www.hearnes.com](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

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