



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to secure a impressive four double-bedroom detached family home set on the largest plot in a secluded cul-de-sac of just four properties in the heart of Southbourne, with easy access to the High Street and Tuckton. The property features a spectacular kitchen/living room with exposed beams and a vaulted ceiling, two reception rooms, a garage, utility room, and a large, sunny-aspect garden. An internal viewing is highly recommended to fully appreciate this exceptional home.

Upon entering, you are welcomed by an impressive entrance hall with a convenient downstairs cloakroom, ample storage, and doors leading to the main reception rooms. The spacious dual-aspect living room benefits from both front and rear views and provides direct access to the rear garden. A standout feature of this home is the impressive open-plan kitchen/family/dining room, which boasts a vaulted ceiling with an exposed wooden beam and opens onto the rear garden and patio area. The high-specification kitchen is fitted with an extensive range of wall and base units, incorporates a breakfast bar, and includes a full suite of luxury appliances with space for an American-style fridge freezer. Completing the ground floor are a utility room, study, and integral garage.

Upstairs, a large landing with a skylight floods the space with natural light and provides access to all bedrooms, making this an ideal family-sized home. All four bedrooms are double rooms, with the principal bedroom featuring a luxury ensuite shower room and fitted wardrobes. Three further bedrooms are served by the luxury family bathroom, which is fitted with a modern suite including a walk-in shower enclosure, bath, WC, and basin, all complemented by contemporary tiling.

Externally, a sunny south-facing, wrap-around rear garden provides a delightful outdoor space, featuring a rear seating area and an additional patio adjoining the property. Gates lead to an area of hardstanding, ideal for additional secure parking or the perfect space for a garden lodge or home office. To the front, a spacious driveway leads to the garage and offers plenty of off-road parking, complemented by a well-maintained front garden.

COUNCIL TAX BAND: E

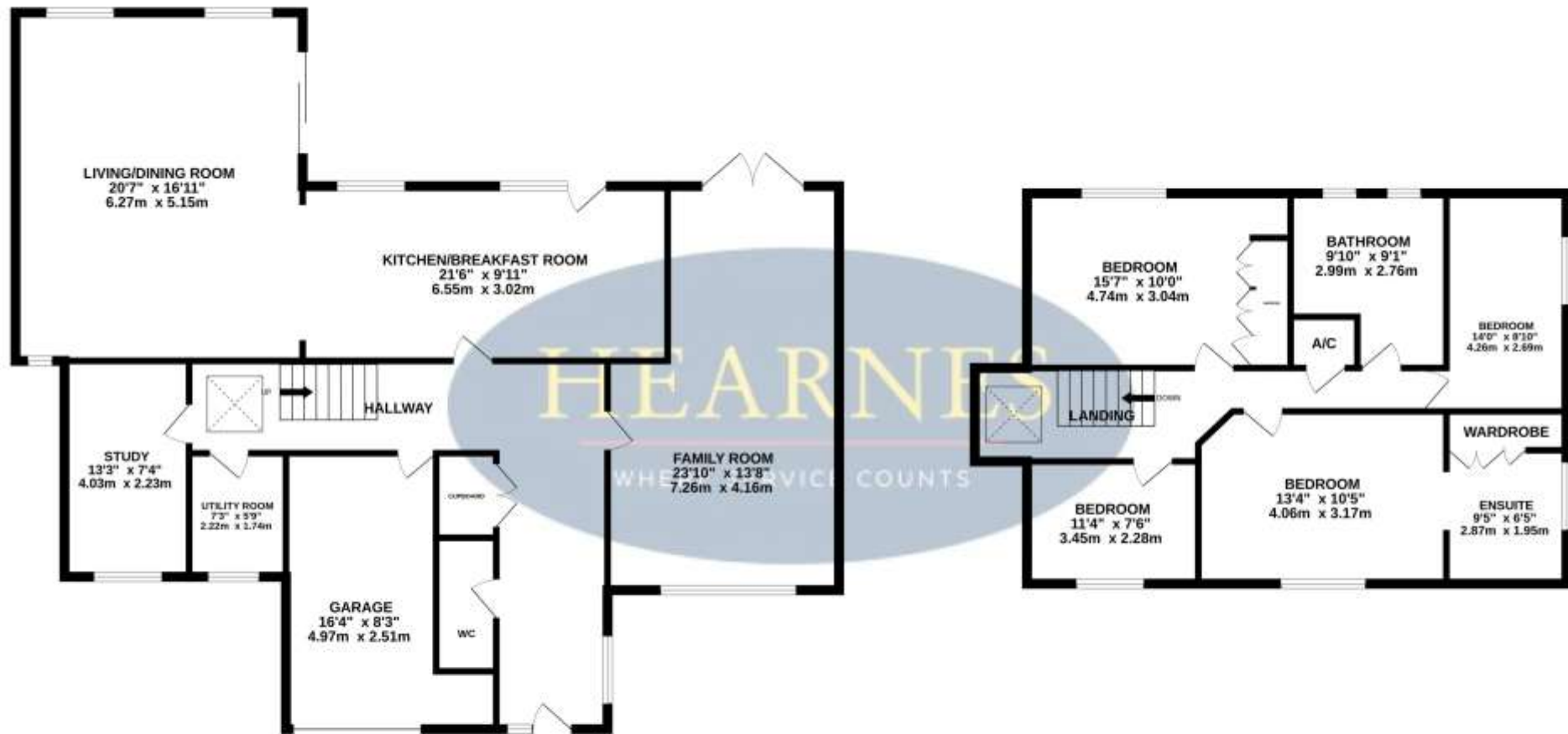
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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
1436 sq.ft. (133.4 sq.m.) approx.

FIRST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

