



HEARNES

WHERE SERVICE COUNTS

This impressive eight-bedroom detached Victorian home offers over 6,690 sq.ft of accommodation and is located in the heart of Boscombe Manor, one of Southbourne's most sought-after areas. The property is just 300 metres from the clifftops, providing miles of sandy beaches and panoramic sea views, with Southbourne High Street only a short distance away. The house itself retains many original character features, including an oak-panelled entrance hallway, high ceilings with ornate cornicing, original fireplaces, picture rails, and sash-style double-glazed windows, all combining to create a grand and elegant interior.

On entering the house, you are greeted by a spacious reception hall with stunning tiled flooring and a feature mantle with a working log burner, setting the tone for the elegance found throughout the property. The drawing room is exceptionally large, measuring 43ft in length with a dual aspect that floods the room with natural light. High ceilings and original crown mouldings add to the sense of space and period charm. The bespoke Jane Cheel kitchen has been expertly fitted by Kitchen Elegance and features framed shaker-style cabinetry with Cosmic Gold granite worktops. Integrated NEFF double ovens, a ceramic hob with custom extractor hood, a Quooker boiling water tap, and a Caple wine fridge complete the kitchen. A central island provides space for casual dining, while the open-plan design flows seamlessly into the formal dining and entertaining area, which benefits from French doors to the grounds and a large skylight. At the rear of the kitchen is a large pantry, a separate chef's prep kitchen, a laundry room, and a boot room with fitted teak storage.

On the first floor, accessed via a striking open landing, the home offers five superb bedroom suites, all featuring high ceilings and original period details. The principal suite boasts two ensuite shower rooms, a freestanding bath within the bedroom, and a dressing area with bespoke fitted wardrobes. On the second floor, there are four further bedrooms, three with ensuite facilities, along with an additional three rooms that could be used as a self-contained flat, home office, or further living space.

A converted basement currently used as a family games room could also serve as a gym or additional living space.

Externally, the property sits within beautifully landscaped gardens with extensive terracing, multiple seating areas, and a large wooden gazebo ideal for outdoor entertaining. There is scope to add a heated swimming pool, with planning permission previously granted, and further potential to extend subject to permissions.

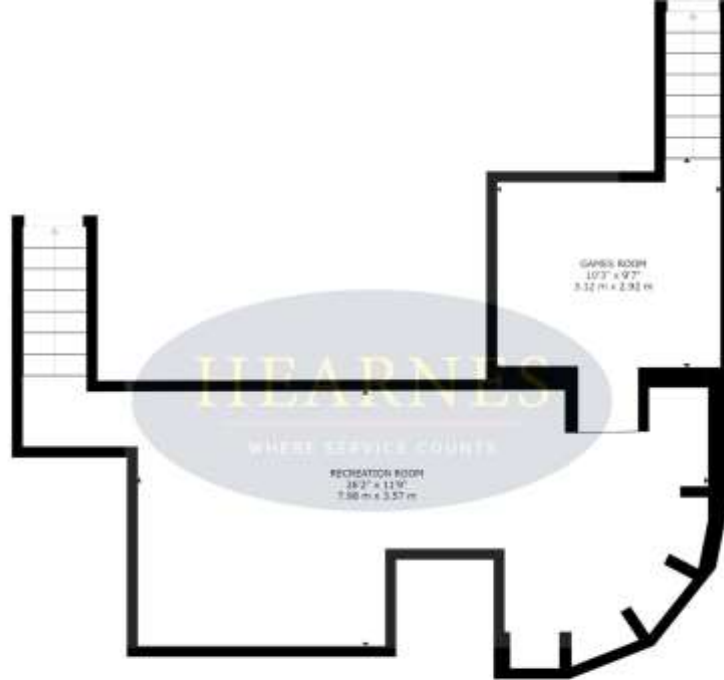
Council Tax Band: G

EPC Rating:TBC

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.







GROSS INTERNAL AREA
FLOOR 1: 432 sq ft, 40 m²; FLOOR 2: 2880 sq ft, 269 m²
FLOOR 3: 2179 sq ft, 202 m²; FLOOR 4: 1407 sq ft, 131 m²
EXCLUDED AREAS: PORCH: 59 sq ft, 5 m²
REDUCED HEADROOM BELOW 1.5M: 119 sq ft, 11 m²
TOTAL: 8899 sq ft, 822 m²

2020-2021 CONSTRUCTION AND CONSTRUCTION ACTS, NEW YORK

Matterport



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FLOOR 2



GROSS INTERNAL AREA
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FLOOR 4





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