



**HEARNES**  
WHERE SERVICE COUNTS



A simply stunning four double-bedroom detached home set in a premier location in the heart of Southbourne with easy access to the high street and Tuckton. The property is offered for sale in immaculate condition throughout and benefits from an impressive open-plan kitchen/dining room, extended family room, separate living rooms, luxury bathroom, and ensuite, downstairs utility room, and a beautifully landscaped sunny private south-facing garden.

As you enter the house through an enclosed porch, you are greeted by an attractive galleried landing and welcoming hallway with a useful downstairs cloakroom and doors to the main reception rooms. A spacious living room has front and side aspects with a feature bay window. A particular feature of the property is the impressive open-plan kitchen/dining room leading to an extended family room. The high-specification kitchen is fitted with an extensive range of wall and base units and incorporates an island with a range of luxury appliances. The family room with a sky lantern and dual bifolding doors offers a wonderful view while giving access to the rear garden. A play or study area leads into the property's integral garage with an electric roller door. A utility room off the kitchen with access to the side of the property completes the downstairs accommodation.

Upstairs, there is a beautiful and large landing with access to all bedrooms, making this an ideal family-sized home. All four bedrooms are double rooms, with the principal bedroom benefiting from a luxury ensuite shower room. Three bedrooms benefit from bespoke fitted wardrobes and feature bay windows. The luxury family bathroom is fitted with a modern suite of a walk-in shower enclosure, standalone bath, WC, and basin with stylish contemporary tiling. There is also potential to further develop with access to the loft and would make the perfect second-floor living space if desired. (STPP - previous planning permission granted)

Externally, a sunny south-facing rear garden offers a wonderful outdoor space with a rear seating area and further patio adjoining the rear of the property from the family room. To the front aspect is a spacious resin driveway leading to the garage and providing plenty of off-road parking with a well-maintained front garden.

**COUNCIL TAX BAND: F**

**EPC: D**

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

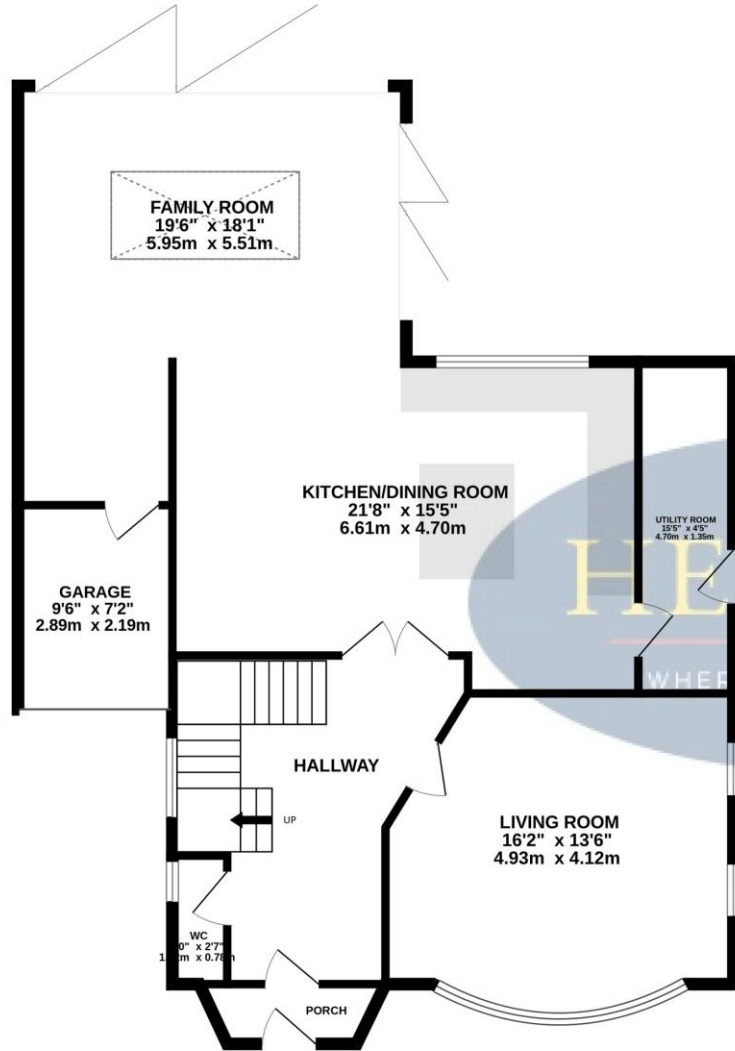








GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 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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