



**HEARNES**  
WHERE SERVICE COUNTS



A spacious three bedroom detached home with additional loft room situated within the popular area of Southbourne. In close proximity of both Southbourne and Tuckton highstreets that offer a range of boutique and individual shops, bars and restaurants along with being only a short distance to the award winning sandy beaches and train station. The property offers flexible accommodation and features two reception rooms, modern kitchen/breakfast room along with off-road parking and a beautifully maintained private rear garden.

On entering the property, a welcoming character hallway with original wood flooring and stairs leading to the first-floor landing, opening into a sitting room with feature bay window room overlooking the front aspect. To the rear of the property a spacious living/dining room provides access to the rear garden. A separate modern kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface, gas hob, oven, storage cupboard and space for appliances with further access to the rear garden and side of the property. The ground floor accommodation is complete with a WC.

The first-floor landing leads to the property's three bedrooms, the master bedroom benefitting from fitted wardrobes. A paddle staircase leads to a loft room on the second floor with additional eaves storage. The accommodation is complete with a modern fitted family bathroom with corner bath, wash hand basin and WC.

Externally the property features a private, sunny aspect rear garden being mainly laid to lawn with beautifully maintained borders and a patio seating area adjoining the rear of the property. The rear garden also benefits from a garden shed and external lighting within the borders. To the front of the property a driveway provides ample off-road parking.

**EPC Rating - E**

**Council Tax Band - D**

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.



# Fenton Road, BH6

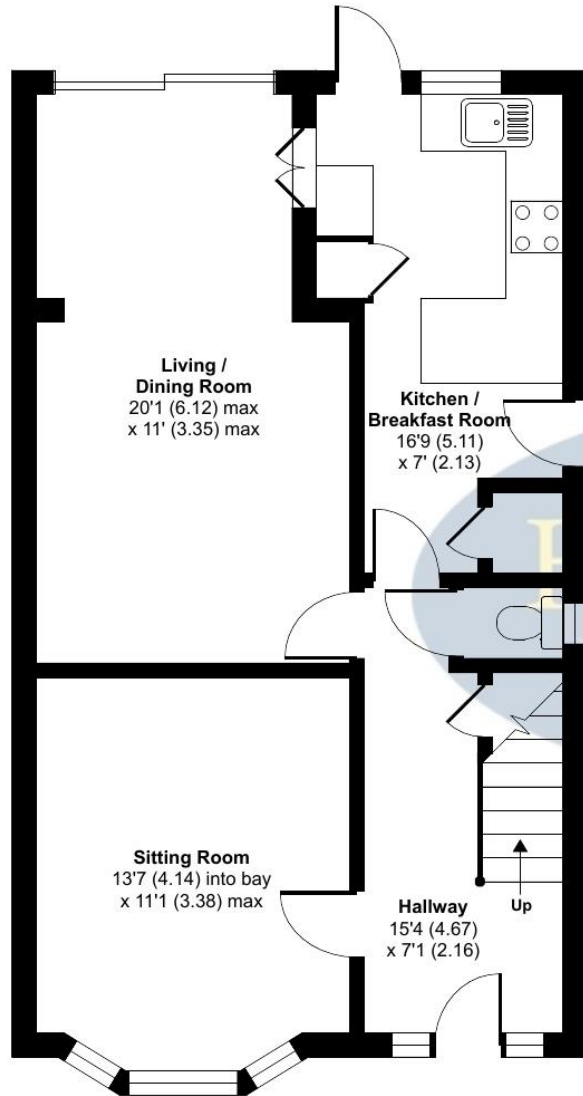
Approximate Area = 1169 sq ft / 108.6 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

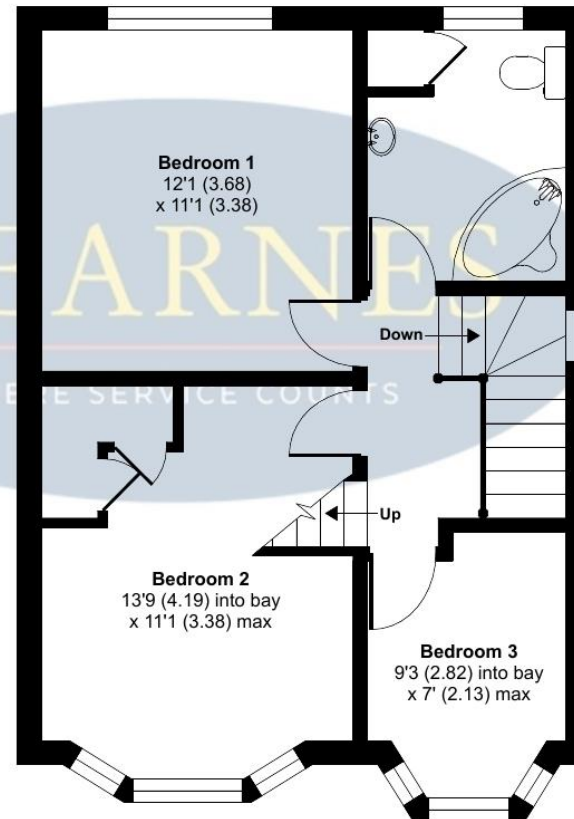
Total = 1237 sq ft / 114.9 sq m

For identification only - Not to scale

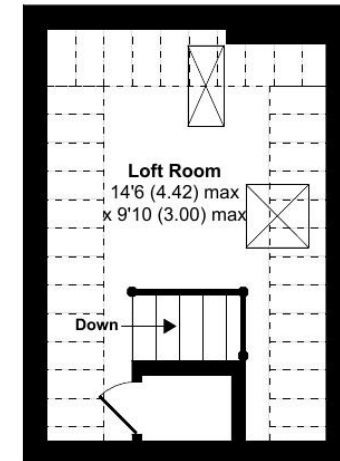
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnes Bournemouth Estates Ltd. REF: 1061432



