



Estate Agents



Auctioneers

Southwick Road, Southbourne, Bournemouth, Dorset, BH6 5PT

Guide Price £619,000 – Freehold

**Five Bedroom Detached House | Hallway | Living Room | Utility Room | Downstairs Cloakroom | Kitchen/Diner
Family Bathroom | En-Suite Shower Room | Outbuilding/Home Office | Private Rear Garden | Paved Driveway | Freehold
Close To Local Amenities | Well Presented Throughout**

Extended Five-Bedroom Detached Family Home. This beautifully presented and extended five-bedroom detached family home is situated in the popular residential location of Southwick Road, offering easy access to local shops, well-regarded schools, restaurants, cafés, and a wide range of local amenities. The property is also just a short drive from award-winning Blue Flag sandy beaches, the historic market town of Christchurch, and the vibrant Southbourne Grove, all offering an excellent selection of leisure, shopping, and dining options. Upon entering the property, you are welcomed by a spacious entrance hallway with doors leading to all principal ground floor rooms. The impressive living room measures approximately 20' x 12' and provides the perfect space to relax, with a large bay window flooding the room with natural light.

To the rear of the property is a stunning modern kitchen/dining room, finished to a high standard and undoubtedly the heart of the home. It offers generous worktop and cupboard space, a breakfast bar, and integrated appliances including a dishwasher, fridge freezer, and wine fridge. French doors open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. The ground floor also benefits from a practical utility room with space for an under-counter washing machine, tumble dryer, and an additional fridge, along with ample storage. A convenient downstairs cloakroom completes the accommodation, featuring a WC, wash hand basin, and a window providing natural light and ventilation. The first floor comprises four well-proportioned double bedrooms and a fifth single bedroom, ideal as a home office, nursery, or child's bedroom. The principal bedroom enjoys a front-facing bay window, allowing plenty of natural light and comfortably accommodating a full range of bedroom furniture. Bedroom four benefits from its own en-suite shower room, complete with a shower, wash hand basin, and WC. The remaining bedrooms are served by a contemporary family bathroom featuring a P-shaped bath with shower over and glass screen, wash hand basin, WC, extractor fan, and window.

The private rear garden has been thoughtfully designed with a combination of lawn and decking, enclosed by timber panel fencing to provide a safe and secluded outdoor space. It is perfect for summer barbecues, entertaining friends and family, or simply relaxing outdoors. A versatile outbuilding with power and plumbing offers excellent potential as a home office, gym, studio, or additional storage space. To the front of the property is a paved driveway providing ample off-road parking, together with an EV charging point. Side access offers convenient storage and access for bicycles and garden equipment.

Tenure: Freehold
EPC Rating: 59 | D
Council Tax Band: D







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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