



Estate Agents



Auctioneers

Parkwood Road, Southbourne, Bournemouth, BH5 2BL

£850,000 – Freehold

Five Bedroom, Four Bathroom Detached Character House

**Porch | Hallway | Lounge | Dining Room | Kitchen | Breakfast Room & Sitting Room | Utility Room | Ground Floor Bathroom
First Floor Landing | Four First Floor Double Bedrooms & Three Bathrooms (Two En-Suites)
Stairs to Second Floor Double Bedroom/Gym | Off Street Parking | 100' Rear Garden**

A stunning period detached house situated in a most convenient location, just a short walk to both the popular shopping parade at Southbourne Grove with its array of independent shops, trendy coffee shops, restaurants and bars and the award winning sandy beaches and clifftops. This deceptively spacious house is set over three floors and boast over 2600 sq.ft. of accommodation. Benefits include UPVC double glazing, gas central heating, two main reception rooms, modern kitchen with utility room plus a rear breakfast room & additional living space, four bathrooms, five bedrooms and a superb 100' rear garden.

Enter via the porch into the generous hallway with turning staircase to the first floor, and doors to the two main reception rooms. To the front aspect is the impressive 17' lounge with large bay window and feature fireplace; there is a separate dining room - again with feature fireplace. To the rear is the modern 14' kitchen which has an extensive range of wall & base units and a useful utility room adjacent; there is also a breakfast room area plus additional living space beyond. A ground floor shower room and w/c completes the ground floor accommodation, and is the first of the property's four bathrooms.

On the first floor there are four genuine double bedrooms - two of which have en-suites and there is a further family bathroom. Stairs then lead up to the second floor and a 15' loft room/bedroom which is currently used a gym.

Outside, the front of the property has been laid to gravel, providing off road parking for 3/4 cars; there are raised shrub borders and a gated side access. The superb rear garden extends to approximately 100' in length; mainly laid to lawn with shrub borders and large patio area - ideal for entertaining.

Council Tax Band: D

EPC Rating: 61 | D







Total Area: 249.0 m² ... 2680 ft²

All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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