



Estate Agents



Auctioneers

# Sunnyhill Road, Southbourne, Bournemouth, BH6 5HW

## Offers in Excess of £575,000 – Freehold

### Character Three Double Bedroom Three Bathroom Detached House

**Porch | Hallway | 17' Lounge | Kitchen | Dining Room | Downstairs Wet Room | First Floor Landing  
Three Double Bedrooms | Bathroom | Shower Room | Off Street Parking for 4 Cars | Detached Garage | South Facing Garden**

A great opportunity to purchase a three double bedroom, three bathroom detached house situated in a great location just a short walk from the popular shopping parade at Southbourne Grove with its cosmopolitan array of local shops, bars and restaurants along with Pokesdown Train Station; the stunning clifftop and beaches are under a mile away. The property features UPVC double glazing, gas central heating, two spacious reception rooms, downstairs wet room, three double bedrooms and two bathrooms, off street parking for 4 cars plus a garage! Viewing highly recommended.

Enter via the front porch and into the main hallway which has Amtico flooring; to the front aspect is the spacious 17' lounge with large bay window and gas fireplace. To the rear is the separate dining room with Amtico flooring, gas fire and French doors leading to the garden; adjacent is the kitchen which is fitted with a range of units and has a door to the side - these two rooms could be knocked through to create an open-plan kitchen/diner if desired. There is also a useful ground floor wet room with shower, w/c and basin.

Upstairs there are three excellent sized bedrooms. The 17' master bedroom has fitted wardrobes and a feature fireplace; and both bedrooms two and three are good sized doubles, both have vanity sinks and windows overlooking the rear garden. There are two modern bathrooms - one with bath and basin and the other with shower cubicle, basin and w/c. Access to loft space from landing.

Outside, a block paved driveway provides off street parking for four cars. Double gates give security to the side. The detached garage sits at the end of the driveway and provides useful storage. The rear garden enjoys a pleasant southerly aspect, is walled on all sides and has a sandstone patio & lawn area.

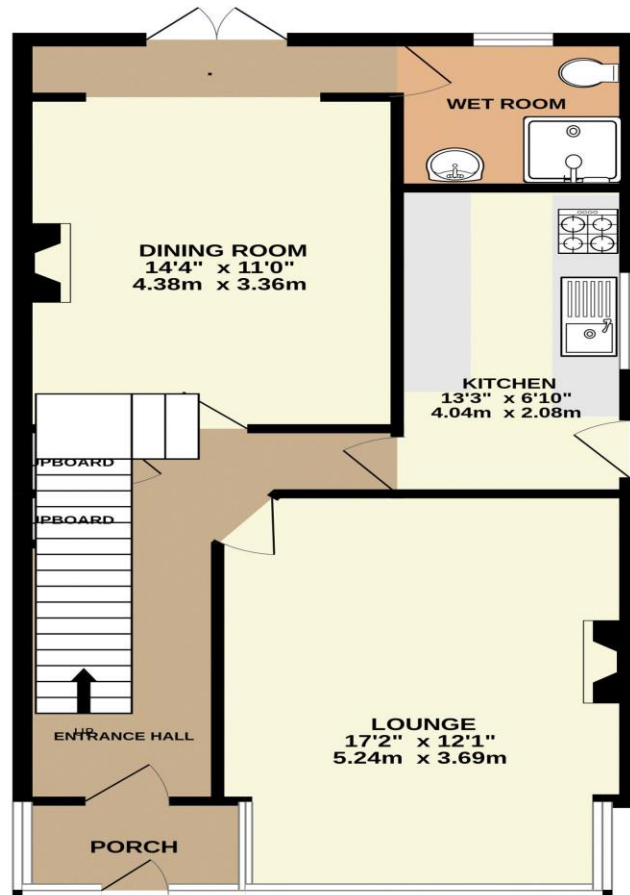
Council Tax Band: D

EPC Rating: 53 | E

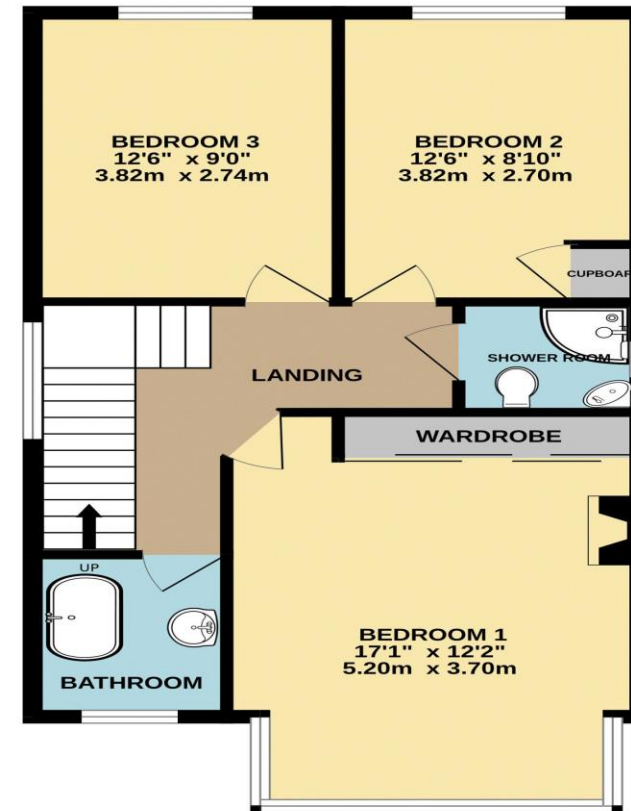




GROUND FLOOR



1ST FLOOR



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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