



Estate Agents



Auctioneers

Southbourne Overcliff Drive, Southbourne, Bournemouth, BH6 3NW

£950,000 – Freehold

Four Bedroom, Two Bathroom Detached House with Sea Views and 1918 sqft of Accommodation
Entrance Hallway | 16' Lounge | 14' Family Room | 19' Modern Kitchen | 12' Dining Room | Downstairs W/C
First Floor Landing | Master Bedroom with En-Suite | Three Further Double Bedrooms | Modern Family Bathroom
Loft Room with Sea Views | Off Road Parking for Multiple Vehicles | Detached Garage/Storage | Landscaped Rear Garden

A rare opportunity to purchase a superbly presented four bedroom, two bathroom detached house located on Southbourne Overcliff Drive, set over three floors and offering lovely sea views. The house boasts 1918sqft of accommodation and has been the subject of major improvement by the current owners over the last few years; benefits include UPVC double glazing, gas central heating, three reception rooms, 19' modern kitchen, downstairs w/c, master bedroom with sea views, en-suite shower room and walk-in wardrobes. three further bedrooms plus an additional loft room with sea views, luxury family bathroom, multiple off road parking, detached garage and a low maintenance landscaped rear garden. Viewing is essential.

Enter via the side door into the generous hallway with stairs to the first floor and door to the useful ground floor cloakroom. To the front aspect there are two spacious reception rooms both with bay windows and sea glimpses. To the rear is the impressive 19' kitchen/breakfast room with a modern range of wall and base units with granite worksurfaces over, a built in double oven with induction hob & extractor, and there is space for all other appliances; the kitchen then flows open-plan into the dining room which has bi folding doors to the patio.

Upstairs there are four double bedrooms with the master suite having its own luxurious en-suite shower room and walk in wardrobes - bedrooms 1 & 2 have sea views. There is a superb family bathroom with bath and separate shower, w/c and basin, complemented by stylish tiling. Stairs from the landing then lead up to the loft room which again features lovely sea views. This room could be used as an office or play room.

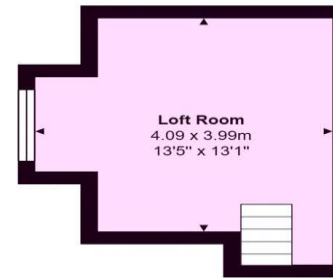
Outside, at the front of the property there is off road parking space for 4/5 cars or motorhome/boat. Gated side access to Garage. There is a landscaped rear garden with two contemporary patio and decking areas and low maintenance artificial grass. The Detached Garage is now in use as storage room.

Council Tax Band: F

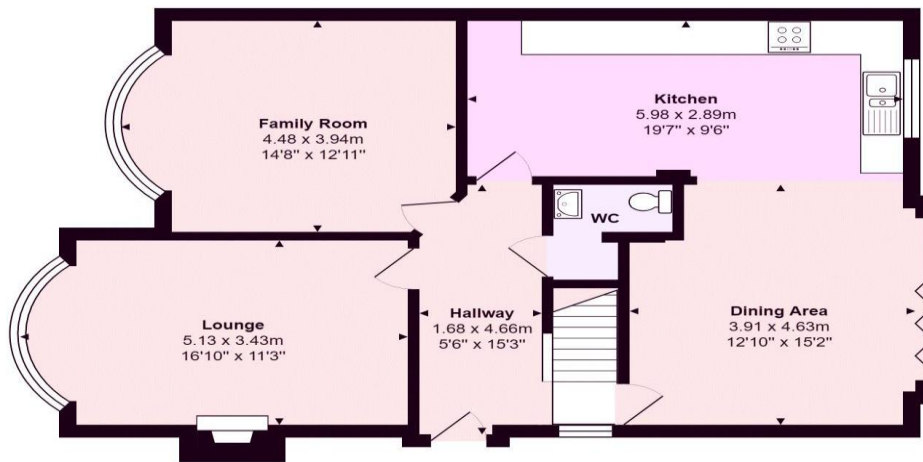
EPC Rating: 65 | D



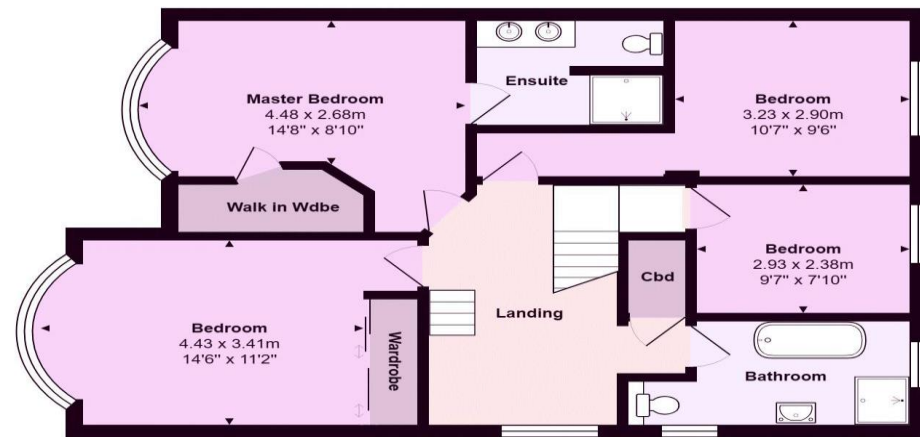




Second Floor



Ground Floor



First Floor



Total Area: 178.2 m² ... 1918 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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