



Estate Agents



Auctioneers

# Seafield Road, Southbourne, Bournemouth, BH6 3JL

## £775,000 Freehold

**Spacious Four Bedroom Three Bathroom Detached House with Additional Loft Room  
Porch | Hallway | 25' Living Room | Modern 18' Open-Plan Kitchen/Diner | UPVC Conservatory | Ground Floor Bedroom  
/Reception Room | Ground Floor Shower Room | First Floor Landing | Three Double Bedrooms & Ensuite | Family Bathroom  
Loft Room & Storage | 25' Garage/Store | Multiple Off Street Parking | Landscaped West Facing Rear Garden with Outside Bar**

A deceptively spacious detached house with huge accommodation over three floors - totalling over 2100 sq ft. This four bedroom, three bathroom detached house has been refurbished by the current owners and now boasts a 25' reception room, luxury 18' x 17' open-plan kitchen/diner, ground floor bedroom and bathroom, master bedroom with en-suite, additional loft room, a large westerly facing rear garden and off street parking for 4/5 cars to the front. The property could be ideal as a large family home or adapted to incorporate living space for an elderly relative on the ground floor.

As you enter the house you are greeted by a porch and entrance hallway. To the left is the 25' through lounge with bay window to the front and door leading to the conservatory at the rear. On the right hand side the original garage has been converted into a 17' ground floor bedroom/additional reception room which is next to the ground floor modern shower room - so can be used as en-suite if required. The impressive 18' x 17' open-plan kitchen/diner has been completely remodelled with an extensive range of units and integrated appliances; double doors then lead to the UPVC conservatory and to the rear garden.

Upstairs there are three genuine double first floor bedrooms - the master bedroom has its own modern en-suite shower room plus there is a family bathroom with white suite comprising of bath and separate shower cubicle. Further stairs then lead to an additional loft room with a useful storage area.

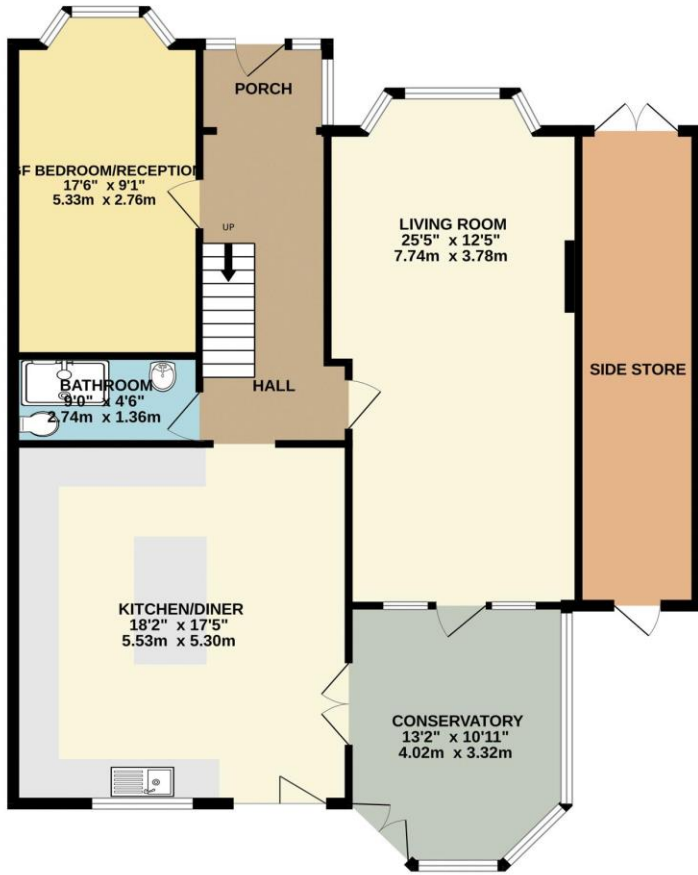
Outside there is a 45' rear garden with a pleasant south westerly aspect - recently landscaped with patio, decking area and artificial grass; there is also a bespoke feature outside bar. There is a large garage/storage area to the side of the house and gravel driveway providing multiple off street parking or boat/caravan hard-standing.

EPC Rating: 58 | D

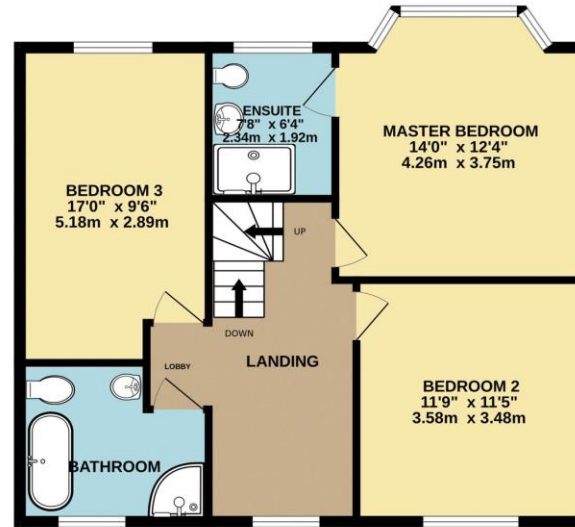




GROUND FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 2139 sq.ft. (198.7 sq.m.) approx.

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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