



Estate Agents



Auctioneers

Livingstone Road, Southbourne, Bournemouth, BH5 2AS

£700,000 – Freehold

**Character Four Bedroom, Three Reception, Two Bathroom Detached House | Porch | Hallway | Lounge/Dining Room
Family Room | Ground Floor Bathroom | Kitchen | Conservatory | Utility Room | Downstairs W/C | First Floor Landing
Master Bedroom with En-Suite | Three Further Bedrooms | Detached Garage & Parking | Approx. 70' Rear Garden**

A rare opportunity to purchase this stunning four bedroom, extended detached cottage retaining many of its original features, situated in a most convenient location within walking distance of the popular shopping parade at Southbourne Grove, clifftops and the mainline train station into London and Bournemouth. The property has been the subject of many improvements and now boasts three separate reception rooms, modern ground floor bathroom, 17' kitchen with utility room and guest cloakroom, UPVC conservatory, master bedroom with superb en-suite facilities and three further good sized bedrooms. There is also off street parking for several cars, a large detached garage, summerhouse, shed and 70' rear garden. Viewing recommended!

Enter via the porch into the hallway, and you instantly get a feel of the character and history of the house - with its wooden floorboards, original doors and staircase to the first floor. There are two separate reception rooms to the front aspect - a cosy lounge with fireplace and a dining room again with feature fireplace. There is a ground floor bathroom with three piece modern suite, plus an additional rear reception room which has French doors leading to the garden, lovely 17' kitchen with an extensive range of units and an original feature bread oven (not in working order). The ground floor accommodation continues with an impressive conservatory with glass roof, plus a utility room and ground floor w/c.

Upstairs, the master bedroom has fitted wardrobes and access to a fantastic en-suite of shower cubicle, freestanding bath, w/c and his & hers sinks. There are three further excellent bedrooms and access to the loft space.

Outside, the front garden is retained by a low brick wall and laid to shingle. Side driveway providing parking for 3 cars and leading to the large detached garage, which has power and light. The rear garden enjoys a sunny and secluded aspect, is mainly laid to lawn with a large patio area and extends to approx. 70' in length. (Ample space to add a granny annexe/office if required – subject to planning permission.

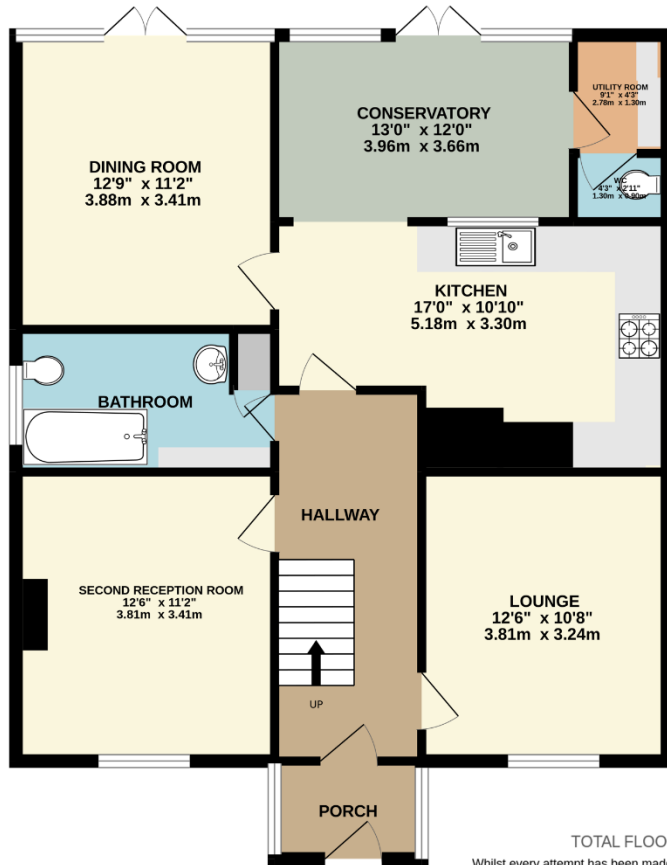
Council Tax Band: D

EPC Rating: 64 | D

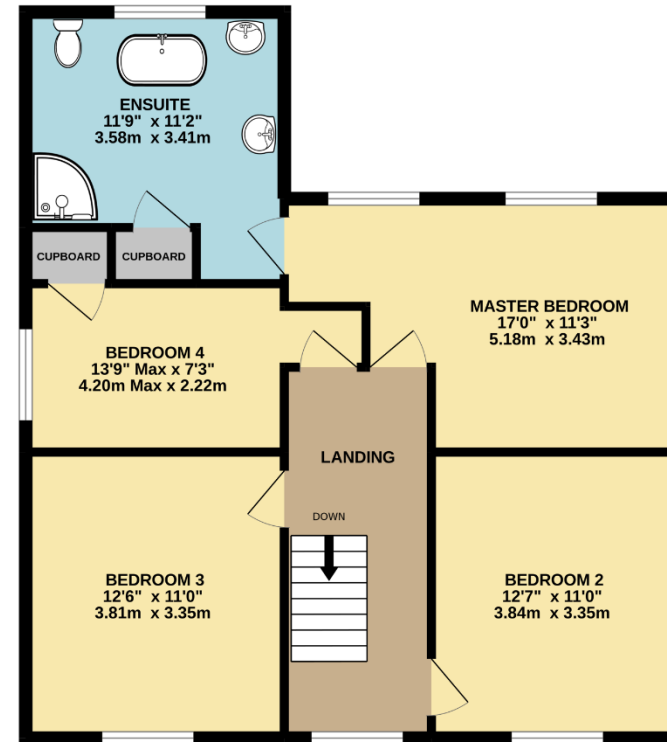




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1905sq.ft. (177.0 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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