



Estate Agents



Auctioneers

Dingle Road, Portman Estate, Bournemouth, BH5 2DR

Guide Price £1,000,000 – Freehold

Character Detached House Close to Seafront & Shops | 2642 SqFt of Accommodation
Entrance Hallway | Lounge | Kitchen/Breakfast Room | Study | Bathroom | Utility Room | Ground Floor Bedroom
Stairs To First Floor | Four Original Bedrooms (One in use as kitchen and One as a Lounge) | Modern Bathroom/WC
Additional WC | Double Garage | Parking For 4 Cars | Mature Gardens to Three Sides

This handsome detached property is set on a bold corner plot, offering over 2600 sqft of accommodation and within yards of the stunning clifftop and award winning sandy beaches; Southbourne Grove with its cosmopolitan array of local shops, bars, restaurants and coffee shops is equidistant in the opposite direction. The property has recently been used by two generations of the same family living on different levels but can be easily converted back to one large house. This beautifully presented home benefits from UPVC double glazing, gas central heating, 19' x 16' double aspect reception room with feature fireplace, ground floor bedroom, study, bathroom and kitchen/breakfast room plus a utility room; upstairs there are four spacious rooms, modern bathroom and an additional w/c. The house is surrounded by mature gardens and has a rarely available double garage plus off road parking for 4 cars. Viewing highly recommended.

Enter the property into the spacious hallway with staircase to the first floor and door through to the inner hallway. The impressive 19' x 16' reception room is lovely and bright due to the double aspect bay windows, one having French doors out to the patio and there is also a feature fireplace. The second former reception room is now in use as a bedroom and again features double aspect windows; there is also a useful study and a ground floor bathroom with modern three piece suite. The 13' kitchen/breakfast room is fitted with a good range of wall and base units, space for table and chairs and has French doors leading out to the patio; the large utility room has the potential to be converted into further living space if desired - there is a covered passageway to the parking area and access to the double garage.

Upstairs there are four large original rooms, a modern bathroom and additional w/c. One of the bedrooms has been converted into a modern kitchen allowing separate living from downstairs - but this could be easily removed if required. Access to large loft space from the landing.

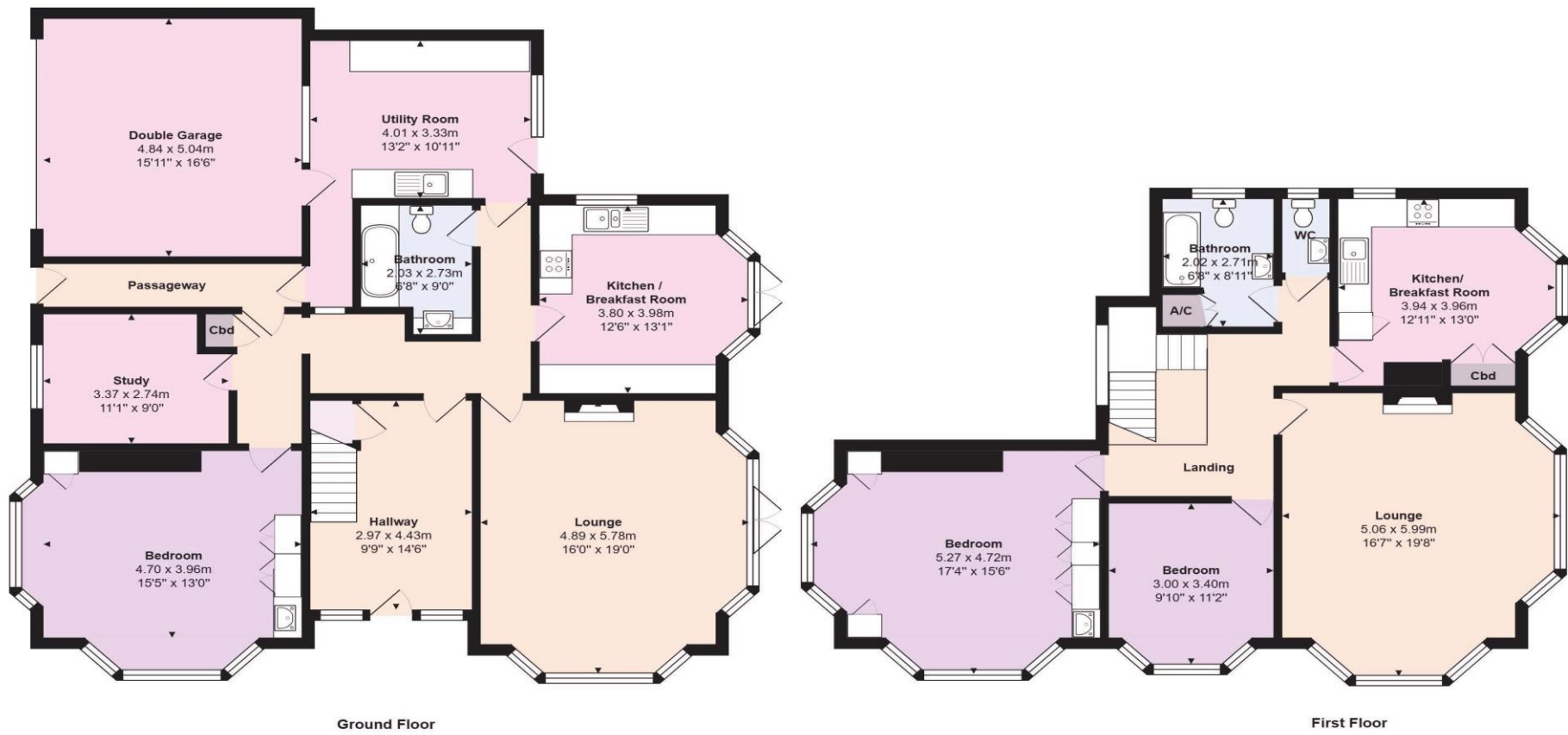
Outside, the Double Garage measures 16' x 15', has an electric door, power and light; there is further off road parking for 4 cars behind the secure gated driveway. The property enjoys lovely mature gardens with manicured lawn, flower and shrub borders, south facing patio areas; there is also a Summerhouse, shed and greenhouse.

Council Tax Band: G

EPC Rating: 65 | D







Total Area: 245.5 m² ... 2642 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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