



# 117 Beaufort Road, Southbourne, Bournemouth, Dorset, BH6 5AX

**£500,000**

Four Bedroom Detached House | Hallway | Lounge | Kitchen | Rear Reception Room | Utility Room/Wc | Conservatory | Landing | Four Bedrooms | Bathroom | Off Street Parking | Rear Garden

This spacious and well-presented four-bedroom detached period house is situated in the heart of Southbourne. Conveniently located on bus routes, it is just 0.5 miles from a lively high street offering a variety of local shops, bars, and restaurants. Additionally, it is close to the popular Stourfield Schools. The property features UPVC double glazing, gas central heating, a retiled roof, two separate reception rooms, kitchen, utility room, and a ground floor WC. It also includes a conservatory, four bedrooms, a modern bathroom, off-street parking, and a good-sized rear garden. Viewing is highly recommended.

As you enter, you'll find a hallway with stairs leading to the first floor and an under-stairs cupboard. Doors lead to all rooms. The lounge at the front features a gas fire and a bay window. The kitchen, located in the middle of the house, is fitted with a good range of wall and base units with contrasting work surfaces and space for appliances, including a door and window to the side. The second reception room at the rear could be transformed into an open-plan kitchen diner if desired, and it has sliding patio doors that lead to the conservatory. There's also a door to the utility room, which has space for a washing machine, and a ground floor cloakroom. Upstairs, the bright landing leads to four bedrooms: three good-sized double rooms and one single bedroom. The modern bathroom features a four-piece suite that includes a shower cubicle, bath, basin, and WC, complemented by stylish tiling. Access to the loft space is available from the landing. Off-street parking is available for two cars. The rear garden features a 50 ft lawn, a patio area, mature borders, a vegetable patch, and a separate bicycle shed with racking for four bikes, as well as an additional shed. There is also gated side access.

Tenure: Freehold EPC Rating: 59 | D Council Tax Banding: D



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