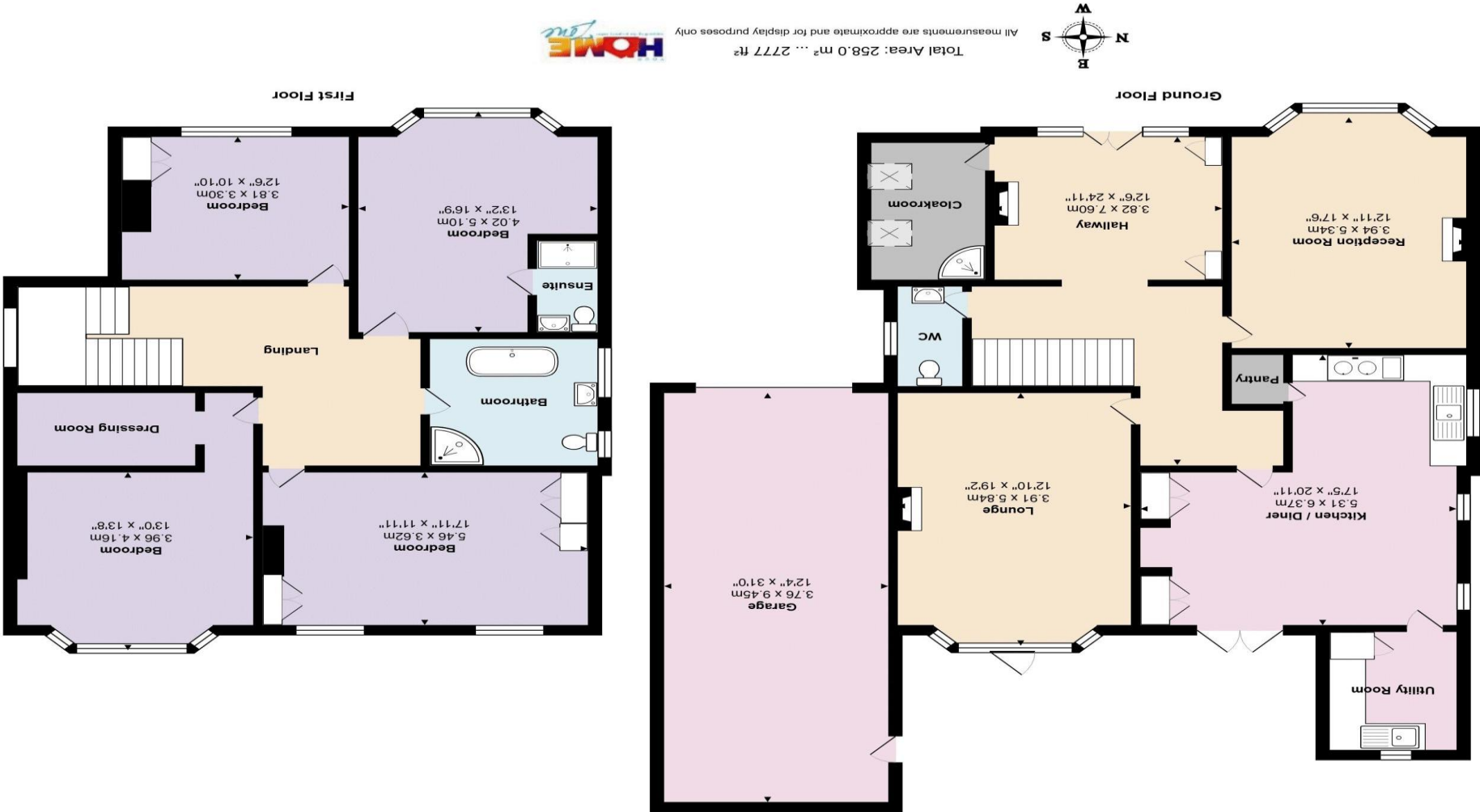





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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of 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.



Estate Agents



Auctioneers

Ravine Road, Portman Estate, Bournemouth, BH5 2DU
Guide Price £1,150,000 - £1,200,000 – Freehold

**Impressive Four Bedroom Detached House in Premier Location | Grand Entrance Hallway | Shower Room/Boot Room
Guest Wc | 17ft Reception Room | 19ft Lounge | 20ft Kitchen Diner | Utility Room | First Floor Landing
Master Bedroom with Ensuite | Second Bedroom with Dressing Room | Two Further Double Bedrooms | Family Bathroom
Front Garden & Driveway 31ft Tandem Garage | South Facing Rear Garden | No Chain**

GUIDE PRICE £1,150,000-£1,200,000 A rare opportunity to purchase a handsome 1920s Four Bedroom Detached residence situated in one of the areas most sought after locations just 400 yards from the stunning clifftops at Southbourne and beaches below and within a short walk of the bustling high street at Southbourne Grove with its array of cosmopolitan local shops, bars and restaurants. The Bournemouth Collegiate School (BCS) is a short walk away. The house is quite beautifully presented throughout and boasts UPVC double glazing, gas central heating, a grand entrance hallway, ground floor shower room, guest cloakroom, two spacious separate reception rooms, 20ft kitchen diner with utility room, four genuine double bedrooms, two bathrooms, large loft space with scope for conversion, tandem double garage plus a garden room/office and a sunny aspect rear garden. Viewing is highly recommended. No chain.

As you enter the impressive entrance hall with original fireplace and turning staircase to the first floor, you will feel the house's character that continues throughout. There is a useful ground floor shower room for when you return from the beach with wet clothes or sandy feet!. There is also a separate guest cloakroom. To the front aspect is the first of the two separate reception rooms with a bay window and a feature fireplace. To the rear is the 19ft lounge again with a feature fireplace and door out to the patio. the 20ft kitchen diner is fitted with a modern range of wall and base units with work surfaces over that incorporate a breakfast bar. There is ample space for a large table, chairs, plus the added convenience of extra storage in the pantry, original fitted cupboards and the separate utility room. Upstairs from the generous landing, there are four genuine double bedrooms - to the front aspect is a large double bedroom with bay window and its own ensuite shower room/wc, plus a further double bedroom with fitted wardrobe. To the rear is a large bedroom with a dressing room currently in use as the master suite and a further 17ft bedroom again with fitted wardrobes. The family bathroom is fitted with a freestanding bath, separate shower, basin and wc with stylish white tiling.

From the landing, there is access to a huge loft space. The current owner has started the process of conversion with new flooring joists and walling installed and this could easily provide further bedrooms if so required. Exterior: Frontage with parking for several cars. Detached Tandem Garage: measuring some 31ft in length by 12ft wide. Ideal for Car enthusiasts! Garden Room/Office: Insulated room with power and light and French doors to the garden. Rear Garden: with a lovely sunny aspect, mainly laid to lawn with mature borders, a large patio area and a pergola area.

Tenure: Freehold



EPC Rating: 71 | C



Council Tax Banding: F

