



Estate Agents

**RICHARD  
GODSELL**  
Est.1928

Auctioneers

# **Horsa Road, Southbourne, Bournemouth, Dorset, BH6 3AL**

**Guide Price £725,000 – Freehold**

**Four Bedroom Two Bathroom Extended Detached House | Entrance Hallway | Sitting Room | Extended 20ft x 15ft Living Room  
17ft Modern Kitchen | Utility Room | Landing | Four Bedrooms | Two Bathrooms | Detached Garage & Store  
100ft Rear Garden | Multiple Off-Street Parking**

A beautifully presented four-bedroom, two-bathroom detached family home situated in a quiet and highly convenient location in the heart of Tuckton. The property is just a short walk from Seafield Gardens recreation ground and the local shops at Tuckton and Southbourne, while the area's renowned sandy beaches, clifftop walks and well-regarded local schools are all within a mile. This well-maintained home has been thoughtfully extended to the rear to create an impressive 20ft x 15ft main living room and benefits from a superb rear garden extending to approximately 100ft in length. Further features include double glazing, gas central heating with a recently installed boiler (2019), a generous entrance hallway, separate dining room, 17ft kitchen with utility room, four good sized bedrooms, two bathrooms (one ensuite), off street parking for several vehicles and a detached garage.

The original stained glass front door opens into a spacious entrance hallway with stripped wood floorboards, a turning staircase to the first floor and an understairs storage cupboard. To the front aspect is a separate dining room with a bay window. To the rear, the impressive extended reception room provides an excellent main living space, also featuring a wood burning fireplace and sliding patio doors opening directly onto the garden. The 17ft kitchen is fitted with a stylish range of wall and base units with contrasting work surfaces, incorporating a built-in oven and hob with space for a fridge freezer. A separate utility room provides space for a washing machine and dishwasher, houses the wall-mounted gas central heating boiler, and includes a WC.

Upstairs, there are four well-proportioned bedrooms, with the main bedroom overlooking the rear garden and benefitting from its own ensuite shower room. The family bathroom is fitted with a three-piece suite comprising bath, WC and wash basin with tiled finishes, and there is access to the loft space from the landing. To the front of the property, a driveway provides off street parking for several vehicles and leads to a detached garage with two opening doors, together with additional storeroom. The rear garden is a particular feature, extending to approximately 100ft in length with a pleasant south easterly aspect, incorporating a patio area, large lawn and established borders, providing excellent outdoor space for a growing family.

Tenure: Freehold

Council Tax Banding: D

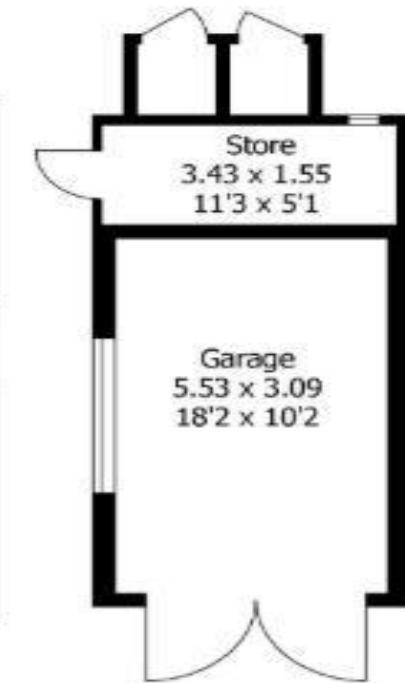
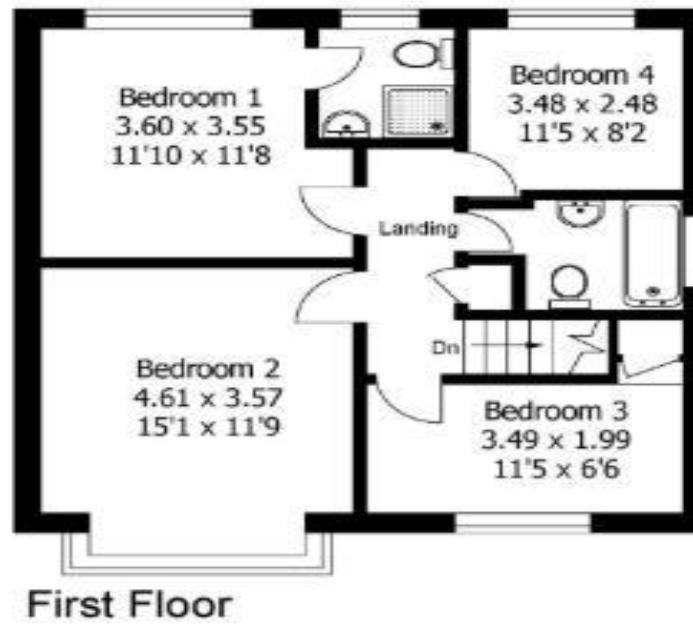
EPC Rating: 69 | C





Approximate Gross Internal Area :- 132 sq m / 1421 sq ft

Garage / Store Approximate Gross Internal Area :- 25 sq m / 273 sq ft



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

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