



Estate Agents



Auctioneers

Newstead Road, Southbourne, Bournemouth, Dorset, BH6 3HL

Guide Price £925,000 – Freehold

**Superb Five Bedroom Extended Detached House | Entrance Hallway | Ground Floor Shower Room/Wc | Lounge | Sitting Room
25ft Extended Kitchen Diner | Utility Room | Landing | 18ft Master Bedroom with Ensuite | Three Further Double Bedrooms
Family Bathroom | Stairs To Second Floor | 20ft Fifth Bedroom | Front & Rear Gardens
Garage & Parking | Garden Room | No Chain**

A truly outstanding five-bedroom, three-bathroom detached family home, superbly presented throughout and tucked away in a quiet, sought-after location close to Southbourne's stunning clifftops and beaches. Ideally positioned within easy reach of the ever-popular Southbourne Grove, with its vibrant mix of independent shops, cafés, bars, and restaurants, this exceptional property offers over 2,600 sq ft of beautifully arranged accommodation across three floors. Having been significantly enhanced by side, rear, and loft extensions, the home now provides a generous and versatile living space perfectly suited to modern family life. Key features include UPVC double glazing, contemporary gas central heating, a re-tiled roof, two spacious reception rooms, and an impressive 25ft x 18ft kitchen/dining room.

On entering, a welcoming hallway leads to a useful ground-floor shower room and understairs storage. To the front, a cosy lounge with bay window and feature fireplace creates a relaxing retreat, while to the rear, a second reception room with fireplace and patio doors opens onto the garden, ideal for entertaining or family living. The heart of the home is the stunning kitchen/diner, boasting an extensive range of high-quality units, a central island with granite worktops, and a full suite of integrated appliances. There is ample space for both casual dining at the breakfast bar and more formal dining, with French doors and large windows flooding the room with natural light and providing views over the rear garden. A separate utility room offers additional storage and space for appliances. Upstairs, a bright and spacious landing leads to four excellent double bedrooms. The impressive principal suite spans 18ft x 16ft and benefits from a dedicated dressing room and a luxurious en-suite shower room. The family bathroom is beautifully finished with a contemporary three-piece suite, stylish tiling, and built-in storage. A further staircase rises to the top floor, where an additional large double bedroom enjoys far-reaching views.

Externally, the property continues to impress. The front garden is attractively landscaped with lawn and borders, alongside a driveway providing parking for two vehicles and access to the integral garage. The garage houses the hot water tank and also offers potential for future solar panel installation, with existing infrastructure in place. To the rear, a south-facing garden has been thoughtfully designed for low maintenance and maximum enjoyment, featuring a patio, lawn with planted borders, and multiple seating areas. A standout addition is the garden room with a large terrace and canvas sides, creating a superb all-year-round entertaining space with power and lighting. Further decking with a pergola provides the perfect spot for a hot tub or additional outdoor relaxation. This is an exceptional family home offering space, style, and a prime coastal location. Early viewing is essential to fully appreciate everything it has to offer.

Tenure: Freehold

Council Tax Banding: E

EPC Rating: 66 | D







TOTAL FLOOR AREA : 2636 sq.ft. (244.9 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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