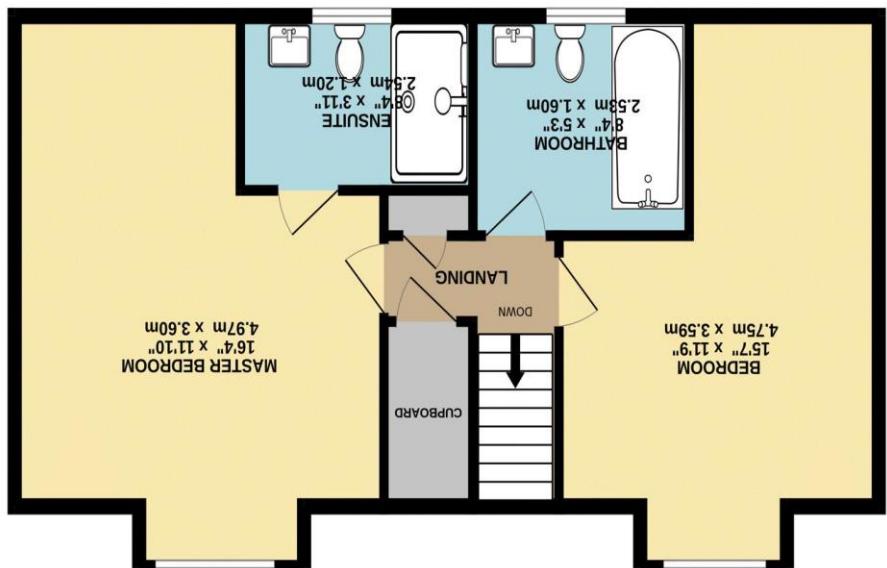


Disclaimers: These particulars, whilst believed to be accurate, do not constitute a general outline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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 in respect of the property.

TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



GROUND FLOOR 694 sq.ft. (64.5 sq.m.) approx.



**Irving Road, Southbourne, Bournemouth, BH6 5BH**  
**£595,000 – Freehold**

**New Build Three Bedroom Two Bathroom Detached House | Entrance Hallway | Ds Wc | 31ft Open Plan Living Space | Luxury Kitchen with Appliances | Ground Floor Bedroom 3 | Landing | Master Bedroom with Ensuite | Bedroom Two | Luxury Bathroom | Off Street Parking with EV Charging Point | Rear Garden | No Chain**

This is a rare opportunity to purchase a NEW BUILD three-bedroom, two-bathroom detached chalet-style house located in a quiet area in the heart of Southbourne. It has been built to the highest standards by the renowned local developer, Amirez Developments. The property boasts stylish and spacious living spaces with eco-friendly features, including a ground source heat pump, underfloor heating, and an EV charging point. The generous accommodation includes a 31-foot open-plan living area, a modern kitchen equipped with built-in appliances, a ground-floor bedroom, a downstairs WC, a master bedroom with an ensuite, a luxurious bathroom, a landscaped rear garden, and off-street parking. Book your viewing today!

Upon entering, you are welcomed into a hallway with wood-effect flooring and stairs leading to the first floor. There is also a storage cupboard and a ground-floor cloakroom. A striking glazed black-framed door opens into the impressive 31-foot open-plan living room, which features double French doors and windows that provide access to the garden.

The contemporary kitchen is fitted with an extensive range of wall and base units adorned with work surfaces and a complete set of built-in appliances. Upstairs, the landing, which includes two storage cupboards, leads to two additional bedrooms. The spacious master bedroom comes with its own ensuite shower room, which features a walk-in shower cubicle, a WC, and a basin with stylish tiling. Bedroom two is also a sizeable double, while the main bathroom completes the accommodation with a three-piece suite comprising a bath/shower, WC, and basin.

Externally, the property features landscaped front and rear gardens, as well as off-street parking for several cars, complete with an EV charging point.

Tenure: Freehold

EPC Rating: 69 | C

Council Tax Banding: D

