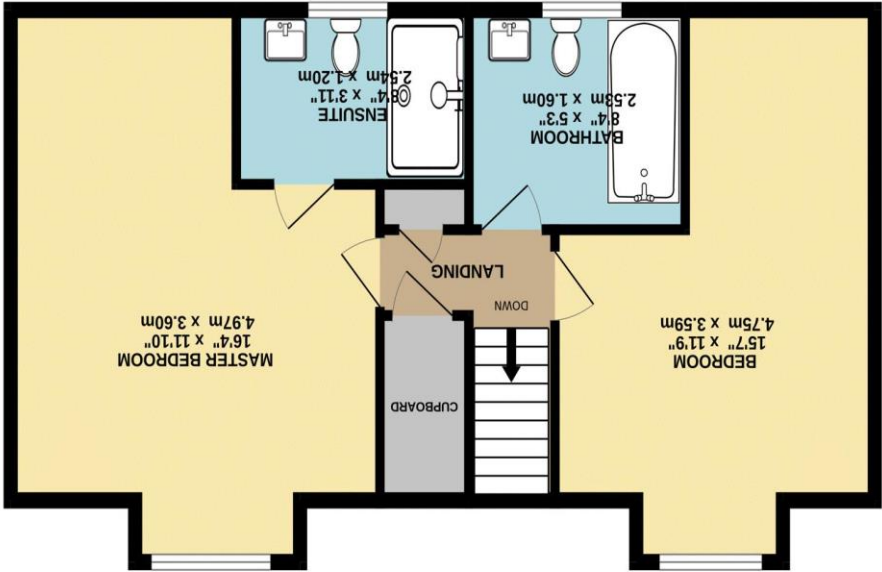




GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 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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**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

