

La Cote, 3 Southbourne Coast Road

La Cote

Denison's

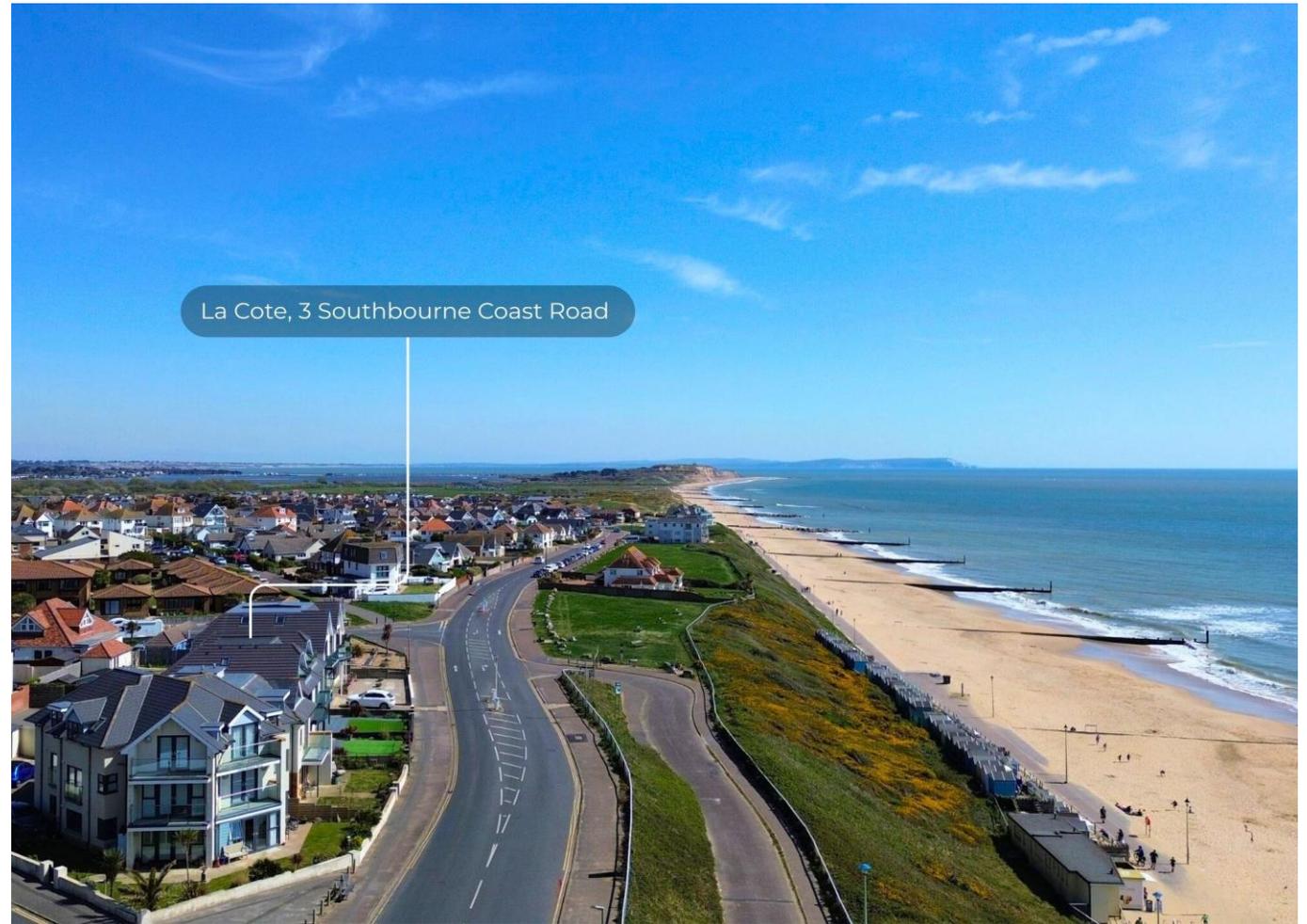


La Cote

3 Southbourne Coast Road, BH6
4BE

£1,295,000

A rare and exciting opportunity to own a stunning semi-detached coastal cliff-top home, beautifully positioned just moments from Southbourne's golden beaches, the vibrant SoBo scene, and the ever-popular Southbourne Grove. Offering 1,805 sq ft of immaculate, light-filled living space arranged over three stylish floors—each enjoying breath-taking south-facing panoramic sea views—this exceptional home is the perfect full-time residence or luxurious seaside escape. Located in a prime coastal setting, this beautifully presented home combines style, space, and location. With no onward chain, it's ready when you are. Homes of this calibre with all three floors boasting uninterrupted, south-facing panoramic sea views are incredibly rare to market—making this a truly unmissable opportunity to embrace the very best of coastal living on the sought-after South Coast.



Hall

Bedroom Three 11' 7" x 10' 10" (3.53m x 3.30m)

En-suite 8' 2" x 4' 11" (2.49m x 1.50m)

Laundry

Bedroom Two 20' 5" x 17' 9" (6.22m x 5.41m)

Terrace

En-suite 8' 10" x 6' 11" (2.69m x 2.11m)

Landing

Living Room 20' 5" x 17' 9" (6.22m x 5.41m)

Balcony

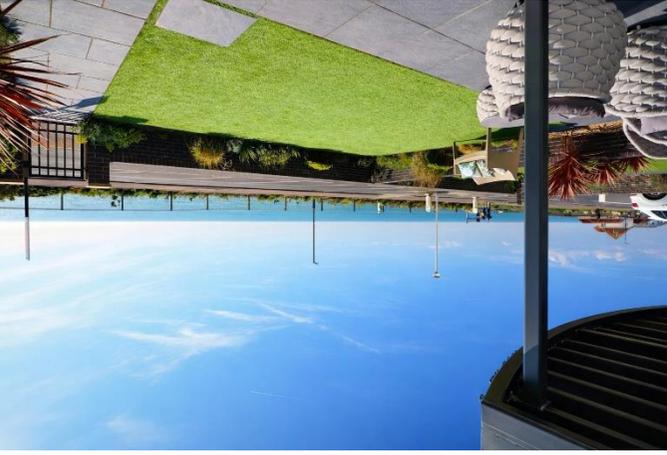
Kitchen 15' 2" x 11' 7" (4.62m x 3.53m)

Cloakroom/WC 8' 5" x 5' 10" (2.56m x 1.78m)

Bedroom One 16' 3" x 13' 1" (4.95m x 3.98m)

En-suite 8' 4" x 5' 10" (2.54m x 1.78m)





Score	Energy rating	Current	Potential
92+	A	87 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approx. Gross Internal Floor Area 1805 sq. ft / 167.84 sq. m



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