



17 Southbourne Coast Road,
Southbourne, Bournemouth, BH6 4BG

Offers Over
£1,100,000



2

Bedrooms



1

Living



1

Bathroom



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

An extremely rare opportunity offering stunning sea views!

A RARE AND EXCITING OPPORTUNITY TO PURCHASE A 'FRONTLINE' DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT ON THE SOUTHBOURNE COAST ROAD, GIVING STUNNING VIEWS OVER POOLE BAY, AND OFFERING SCOPE FOR FURTHER DEVELOPMENT (STPP).

Opportunities to purchase a property in this 'frontline' location are not available often, and with this home occupying an unusually wide plot, it presents an extremely rare and exciting prospect.

Whilst the property would benefit from some updating it has been well cared for by our client over the last 40 years or so and would naturally make a great home for those seeking a coastal bungalow.

The plot it occupies does though offer excellent scope for extension, and with most neighbouring homes having developed the roof/loft space, there is potential to create a large two storey home (STPP).

The homes entrance is set to the rear where a small porch opens into a good-sized hallway having doors to all principal rooms.

Overlooking the front of property via a set of sliding patio doors, the living room offers an excellent view of Poole Bay and gives direct access on to the walled front garden.

The kitchen/dining room is set to the rear and comes fitted with a good range of kitchen units whilst offering room for a full range of appliances and a dining table. It also houses a modern boiler serving the hot water and central heating system and has sliding doors leading on to a single glazed conservatory overlooking the rear gardens.

Both bedrooms make for very comfortable double rooms and give room for a wide range of furniture. They both overlook the front gardens and give views over Poole Bay beyond.

There is a separate WC and a shower room with walk in shower enclosure, both of which have side aspect windows.

Outside, well maintained front gardens are mainly laid to lawn and enclosed by low level walling. A dropped kerb opens into a large driveway providing off road parking for multiple cars and leading to a detached garage.

Gates open from the driveway into a further area of hardstanding offering additional secure parking if required. This in turn leads on to the rear garden which is predominantly laid to lawn with inset flower/shrub beds and a wooden summerhouse. The Eastern side of the rear gardens even offer a sea view!

With opportunities of this ilk so very rarely available high demand is anticipated hence we strongly encourage early enquiry and consultation. Internal viewing will be available strictly by appointment during our viewing day on Saturday 9th December. Please call for further information and booking.

TENURE: Freehold
COUNCIL TAX BAND: E



KEY POINTS

Detached bungalow

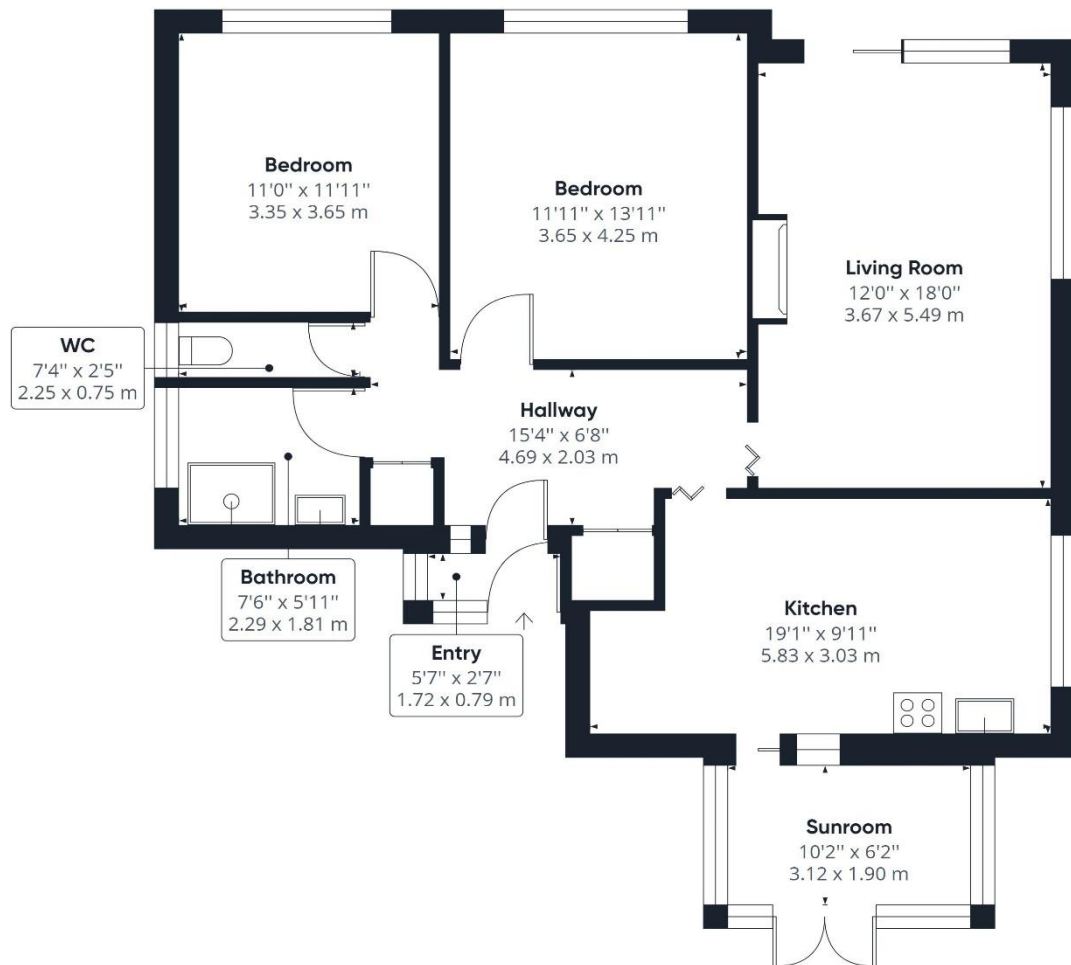
Generous plot

Frontline coastal location

Superb sea views

Excellent further potential

No onward chain



Approximate total area⁽¹⁾

968.33 ft²
89.96 m²

⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
01202 428555 | sales@sladessouthbourne.co.uk
Website www.sladeshomes.co.uk

Slades