

23 West Road, Southbourne,
Bournemouth, Dorset, BH5 2AN

Guide Price **£599,950**



Bedrooms



Living



Bathroom & En-suite



Parking for 1 car



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1992

THE PROPERTY PROFESSIONALS
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A fully refurbished period home close to Southbourne Grove!

SET WITHIN WALKING DISTANCE OF SOUTHBOURNE GROVE THIS PERIOD DETACHED HOME HAS BEEN FULLY RENOVATED AND BEAUTIFULLY UPDATED THROUGHOUT. OFFERED FOR SALE CHAIN FREE IT IS AN ABSOLUTE MUST SEE HOME!

Having undergone a full and thorough programme of renovation this wonderful detached house offers the benefits, size, and feel of a period home, whilst giving the ease and convenience associated with a modern property.

External works completed within the renovation include the fitting of a new roof, upvc soffits fascias and gutters, new windows throughout, external rendering and repointing where required.

Internally, a new gas central heating system has been installed, the electrics have been replaced/updated, and walls/ceilings replastered. The property then having been beautifully modernised and finished throughout.

The property is entered through a porch, a period style door then leading through to the main hallway.

Boasting high ceilings, a period staircase, and beautiful herringbone wood effect flooring, the hallway makes for a great entrance and has doors to all principal rooms as well as WC set beneath the stairs.

There are two separate reception rooms. A formal lounge overlooking the front of property via a bay window, and a second reception/dining room which has French doors leading out to the rear garden and an arch leading through to the kitchen.

The kitchen has been superbly fitted and boasts a set of Bi-folding doors opening out to the rear garden. There is an extensive range of eye and base level storage cupboards, expansive stone working surfaces, and a great sized Island

which offers further storage and room for several stools for casual dining and day to day living. Fitted appliances include an induction hob with extractor over, an eye level oven, integrated fridge/freezer and dishwasher. Space for a washing machine having been cleverly concealed beneath the stairs.

Moving up to the first floor there is an impressive landing with a side aspect window. This leads to all three of the homes bedrooms, all of which make for good double rooms.

The master bedroom is particularly spacious and features a bay window to the front aspect. It also benefits from a superb en-suite fitted with a low-level WC, floating vanity unit with inset sink, and a large walk in rain shower with tiled surround.

The bathroom has also been fitted to a high standard incorporating a low level wc, hand wash basin with vanity storage beneath, and a full-sized bath with a shower over and shower screen to side.

Outside, newly laid tarmacadam to the front provides off road parking for one car. A brick paviour path leads to the front entrance and a gate to the side leads to the rear garden.

The rear garden has been well landscaped with newly laid lawn and a sandstone patio area abutting the rear of property and bi-folding doors from the kitchen. There are a range of flower/shrub beds ready for planting, and having an L-shape, there is a recessed area of garden which could house a garden shed or similar.

This is a stunning home, ready to move into with no work to do. Internal viewing is an absolute must and is advised at your earliest convenience as we are sure to receive good interest!



KEY POINTS

Fully renovated period home

Beautiful fitted kitchen

Bi-folds to the rear garden

Three double bedrooms

Two reception rooms

No onward chain



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1258.09 ft²
116.88 m²

(1) Excluding balconies and terraces

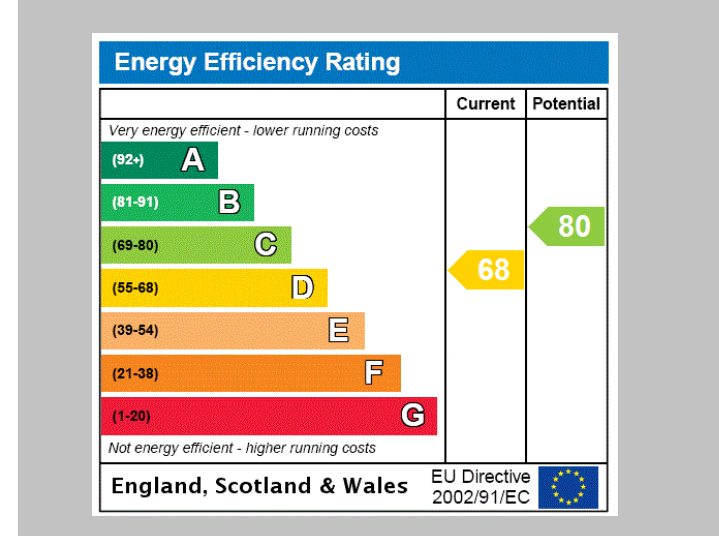
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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