

15 Stourwood Road, Southbourne,  
Bournemouth, Dorset, BH6 3QP

Guide Price **£780,000**



Bedrooms



Living



Bathroom/Ensuite



Drive & Garage



EST  
1992

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# A rare opportunity within an excellent, sought-after location.

**SET ON A GENEROUS CORNER PLOT WITH WRAP AROUND GARDENS WITHIN JUST A FEW HUNDRED YARDS OF SOUTHBOURNE'S CLIFF TOPS THIS SPACIOUS CHALET STYLE HOME OFFERS OVER 1500 SQ.FT OF FLEXIBLE ACCOMMODATION. A RARE OPPORTUNITY WITHIN A HIGHLY SOUGHT AFTER LOCATION, VIEWING IS A MUST!**

Bungalows and chalet style homes seldom become available within this sought after location, and with this home occupying a great sized corner plot, it presents a very rare opportunity.

With gardens wrapping around the home the plot offers a sunny spot whatever the time of day, and plenty of room for families and keen gardeners alike, as well as a large driveway and detached garage to the rear.

Internally the property offers spacious accommodation which totals well over 1500 Square Feet. This has previously been arranged to offer four bedrooms and two reception rooms although the home is immensely flexible and could be re-arranged to suit.

Entering, a spacious central hallway makes for a very welcoming entrance and has doors leading to all ground floor rooms, with stairs leading up to the first floor.

The lounge features a set of French doors leading on to Southerly facing gardens and has additional side/Westerly facing windows making it a particularly bright room. The adjacent dining room/second reception offering a large Westerly bay window, and plenty of room for a wide range of furniture.

A separate kitchen comes fitted with a good range of eye and base level cupboards and retains the original pantry. There is a fitted gas hob and oven with space for a washing machine and fridge/freezer. A door from the kitchen leading to a porch which in turn leads to the rear driveway.

There are two further ground floor rooms, both of which feature bay windows and have previously been arranged as large double bedrooms.

Also on the ground floor there is a family bathroom which has a fitted three piece suite with shower over a full sized bath. There is then a separate WC adjacent to the bathroom, a practical arrangement for a busy household and/or guests, but also giving scope to 'knock' these rooms together to create a large/luxury bathroom (subject to building regulation approval).

Moving upstairs, a small landing offers a useful built in storage cupboard and has doors leading to two bedrooms. One bedroom makes for a single room with the second making a generous double room and featuring an en-suite shower room.

Outside, the plot this home occupies is superb! Enclosed gardens wrap around the East, South, and West side of the home meaning there is a sunny spot whatever the time of day, with mature hedges and shrubbery offering a good deal of seclusion in many places. There are generous areas of lawn and shrub beds, with huge scope for the successful purchaser to landscape and create their ideal outside space.

To the rear/North side of the plot, a large driveway provides parking for several cars and leads to a detached single garage served by double doors.

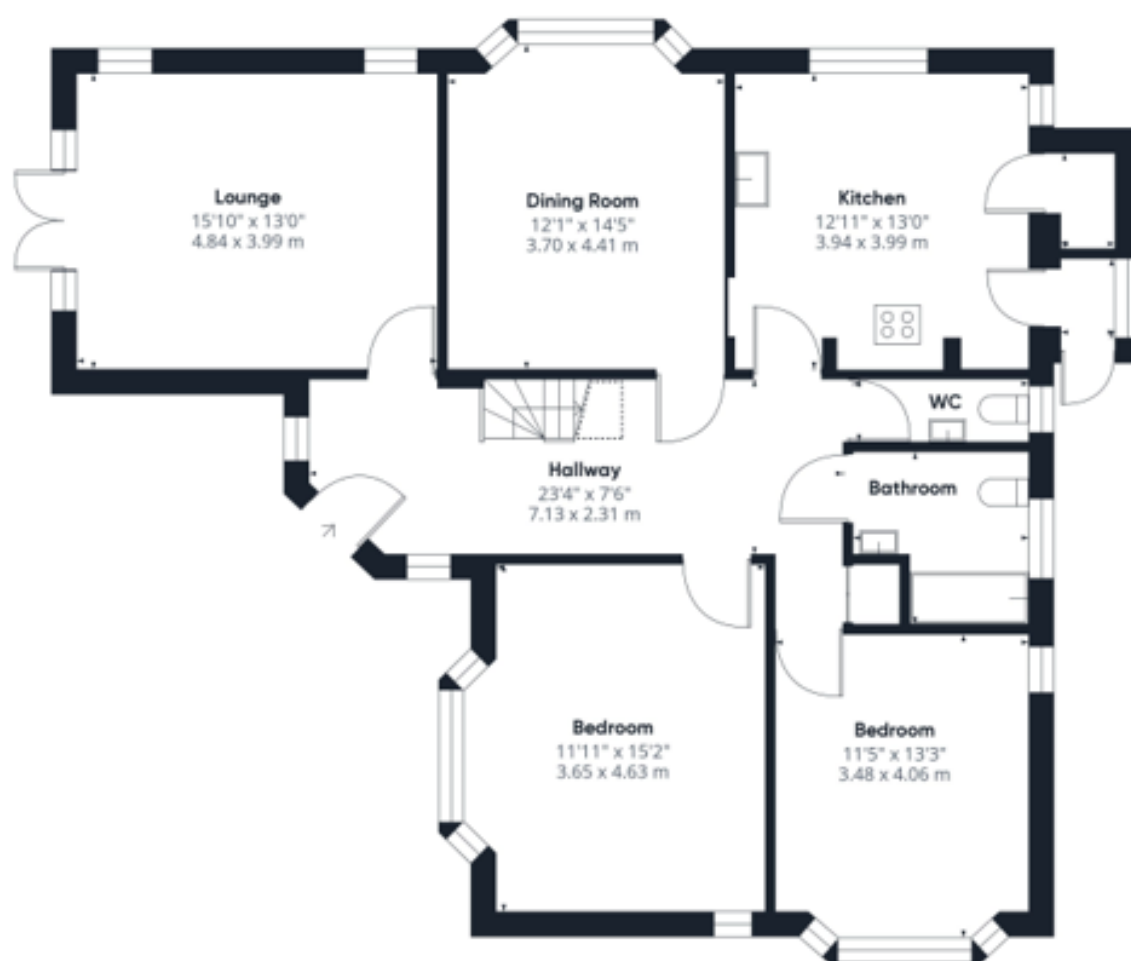
The property is presented in fair, clean, and tidy order, although there is room for updating giving potential purchasers the exciting opportunity to personalise to taste.

An excellent opportunity which is offered for sale chain free, internal viewing is an absolute must, and can be arranged via us the sellers chosen sole agent.



## KEY POINTS

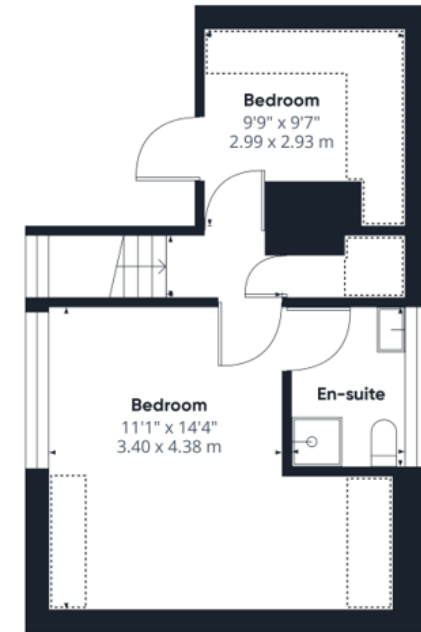
Prime Coastal Location  
Large corner plot  
Through drive and garage  
Spacious and flexible  
No onward chain



**Approximate total area<sup>10</sup>**  
1561.93 ft<sup>2</sup>  
145.11 m<sup>2</sup>

**Reduced headroom**  
79.11 ft<sup>2</sup>  
7.35 m<sup>2</sup>

Ground Floor



Floor 1



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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