



18 Athelstan Road, Southbourne,
Bournemouth, BH6 5LY

Guide Price **£425,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A super home with a stunning garden!

This three-bedroom semi-detached home is set in a popular road, in the heart of Southbourne, being just a short walk to local amenities, transport links into Bournemouth, Poole and Christchurch and is offered for sale with no onward chain.

Internally, the property is well presented throughout, although it does lend itself to some minor modernisation and remodelling if desired whilst externally, there is off road parking to the front and a superb westerly facing garden to the rear.

Upon entering the house, a good-sized entrance hallway welcomes you, with painted wooden floorboards, doors leading to the two reception rooms and stairs leading to the first-floor landing.

The living room is set to the front of the house and benefits from a large UPVC bay window and space for sofa and other living room furniture.

The dining room offers space for a large dining table and a set of French doors with matching casement windows to the side offering access into the impressive rear garden.

The kitchen is adjacent to the dining room and in our opinion, subject to the necessary permissions being obtained, could be knock through into the dining room to create a large Open-Plan space.

The kitchen has been fitted with an array of eye level and base units set above and below the complimenting roll edge work surfaces with an inset gas hob, electric oven below and space for white goods. There is a UPVC window to the side aspect and a partly glazed patio door giving access into the garden.

Upstairs, three double bedrooms and two bath/shower room can be found.

The largest bedroom is set to the front of the house and like the living room below, offers a large UPVC bay window, space for a double bed or larger and built in wardrobes.

Bedrooms two and three are small doubles, and both offer a rear aspect elevation over the rear garden.

The bedrooms are served by both a bathroom, fitted with a corner bath, WC and wash hand basin and a separate shower room with a fully tiled walk-in shower, Low level flush WC and wash hand basin.

Externally, the front has been predominantly laid to hardstanding offering off road parking.

The Westerly facing rear garden is a generous size and offers a central area of lawn with a raised decked area immediately abutting the rear. The driveway continues down the side of the garden and there is a large summer house equipped with power and light which would make a great home office, hobbies room or garden room.

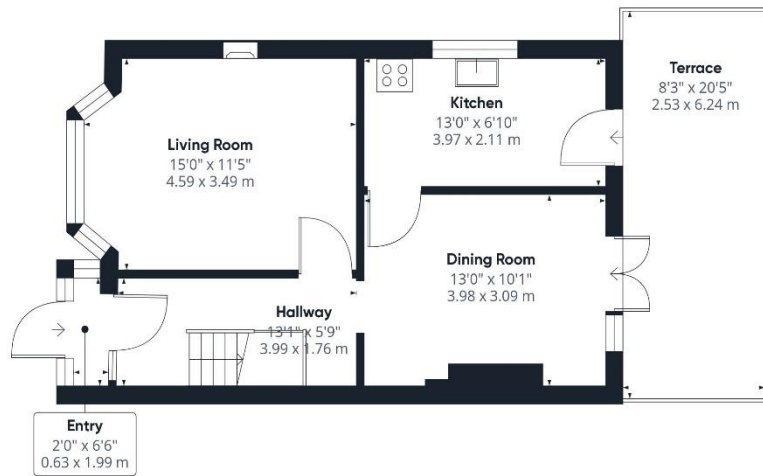
A super home, and offered for sale with no onward chain, an internal inspection comes highly recommended via the sellers chosen sole agents.

TENURE: Freehold
COUNCIL TAX BAND: C

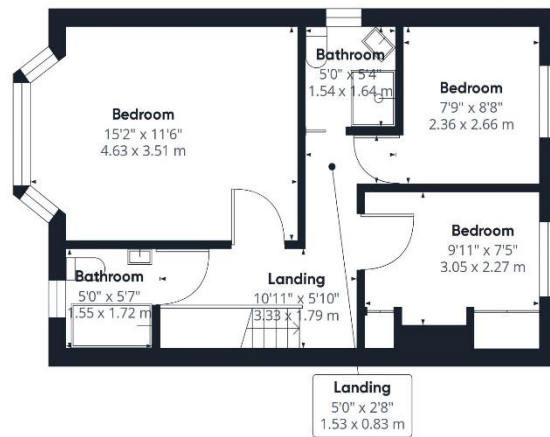


KEY POINTS

- Three bedrooms
- Living room & Dining room
- Well presented throughout
- Two bath/shower rooms
- Scope for improvement
- Off road parking
- Great rear garden
- No onward chain



Ground Floor



Floor 1

Approximate total area[®]

921.23 ft²
85.59 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.

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