



19 Heatherlea Road, Southbourne,  
Bournemouth, BH6 3HN

Guide Price **£828,000**



4

Bedrooms



2

Living



2

Bathrooms



Yes

Parking and Garage



EST  
1992

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# Four Bedroom Family Home – Southbourne Location!

A WELL-PRESENTED FOUR-BEDROOM FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL ROAD IN SOUTHBOURNE, BOASTING AN OPEN PLAN KITCHEN/ LIVING AREA, A SOUTH FACING PRIVATE REAR GARDEN, AS WELL AS DRIVEWAY PARKING AND AN ATTACHED GARAGE.

Situated in Heatherlea Road, the property is well positioned being located just 0.5 miles from Southbourne Grove and its array of independent shops, cafes, eateries and drinking establishments whilst also sitting just 0.4 miles from Gordon's Zigzag affording a direct route down to the area's associated 7 miles of sandy blue flag beaches.

Entering the home, you are immediately met with a sizeable hallway offering doors to all principal rooms and holding stairs leading to the first-floor accommodation. The living room, found at the front of the property, is a good size and boasts features such as a log burner and a character bay window.

To the rear of the home, you will find a lovely open plan kitchen/ dining/ living room spanning the full width of the property. The kitchen is very well-appointed offering plenty of eye and base level storage units with a granite work surface set between along with a range style cooker and space for varying appliances, with the living area then offering French doors leading out into the south facing private rear garden. A downstairs w/c then completes the ground floor accommodation.

Ascending to the first floor, you will find the home's four bedrooms, with bedroom one benefitting from a modern en-suite shower room. A family bathroom boasting a four-piece suite to include a bath with shower fixture, corner shower cubicle, a hand wash basin and low-level flush w/c completes the first-floor accommodation.

Externally, set to the rear, the garden benefits from a tiled patio area abutting the property, perfect for soaking up the summer sun, and is then predominantly laid to lawn with an established border of flower beds, shrubbery and palm trees abutting the rear boundary. To the front aspect, the home then boasts driveway parking for two cars, and a garage that can be accessed through both an up and over door set to the front, and a UPVC glazed door from the rear.

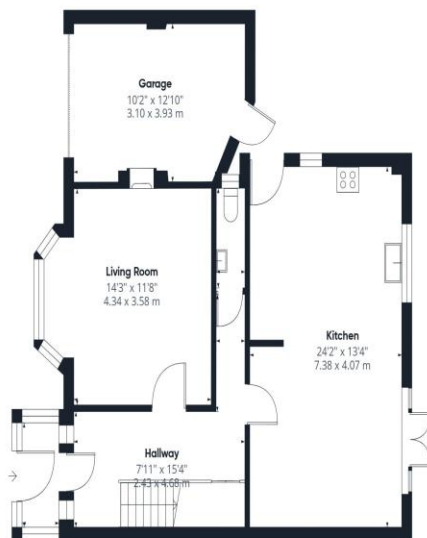
A wonderful example of a family home in the ever-popular Southbourne area, to arrange your viewing TODAY, contact Slades Estate Agents on 01202 428555!

EPC TBC

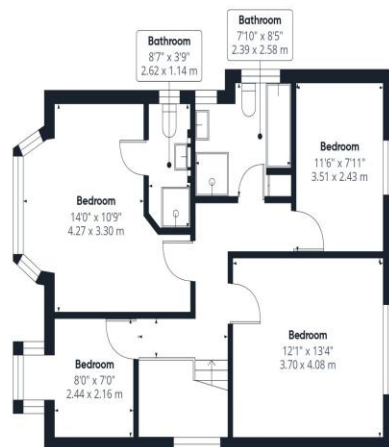
Council Tax Band E



**KEY POINTS**  
Four Bedrooms  
Open Plan Living  
South Facing Garden  
Driveway Parking  
Garage  
Southbourne Location



Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1506 ft<sup>2</sup>

139.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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