

20 Cranleigh Road, Southbourne,  
Bournemouth, Dorset, BH6 5JQ

Asking Price £469,950

 3

Bedrooms

 2

Living

 2

Bathroom/Ensuite

 Y

Parking



EST  
1992

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# A superb detached family home in the heart of Southbourne!

THIS THREE BEDROOM DETACHED HOME OFFERS OVER 1200 SQ.FT OF WELL-PRESENTED ACCOMMODATION TO INCLUDE TWO RECEPTION ROOMS, A MODERN KITCHEN/BREAKFAST ROOM, AND GLAZED GARDEN ROOM LEADING ON TO A SOUTHERLY REAR GARDEN.

The property is located just 0.8 miles from Tuckton High Street and 0.8 miles from the ever-popular Southbourne Grove, with the area's associated 7 miles of sandy beaches just beyond.

There are two separate reception rooms. The front reception room is arranged as a formal living room and features a front aspect bay window bringing good natural light.

The second reception room has a side and rear aspect window. It would make a great 2nd sitting room or formal dining room, offering ample space for an array of living or dining room furniture.

Accessed from the kitchen there is a useful ground floor WC and also houses the gas boiler serving hot water and central heating.

The kitchen is set to the rear of property and offers room for a small dining/breakfast table making it a sociable and practical room. It comes fitted with a modern range of eye and base level storage units, a built-in gas hob with extractor over and oven beneath, plus an integrated fridge freezer. There is also space for a dishwasher and washing machine.

A door from the kitchen leads to a bright and airy garden room/conservatory. A great addition to the property it features a vaulted glazed roof, patio doors giving direct garden access, power and light.



Upstairs a generous landing gives access to all first-floor rooms.

The largest bedroom overlooks the front of property and makes for an excellent double bedroom with plentiful space for a good range of furniture. Bedrooms two and three would also make double rooms and overlook the rear of property.

The bedrooms are served by a bathroom fitted with a panel enclosed bath with shower over, a low level WC, hand wash basin, and a heated towel rail.

Externally, the rear garden benefits from a South Westerly aspect and features a large patio area which is immediately accessible from the garden room/conservatory, making a great entertaining space. The remaining garden is mainly laid to lawn with two wooden sheds set to the rear boundary, one of which comes fitted with power and light and would make a great workshop!

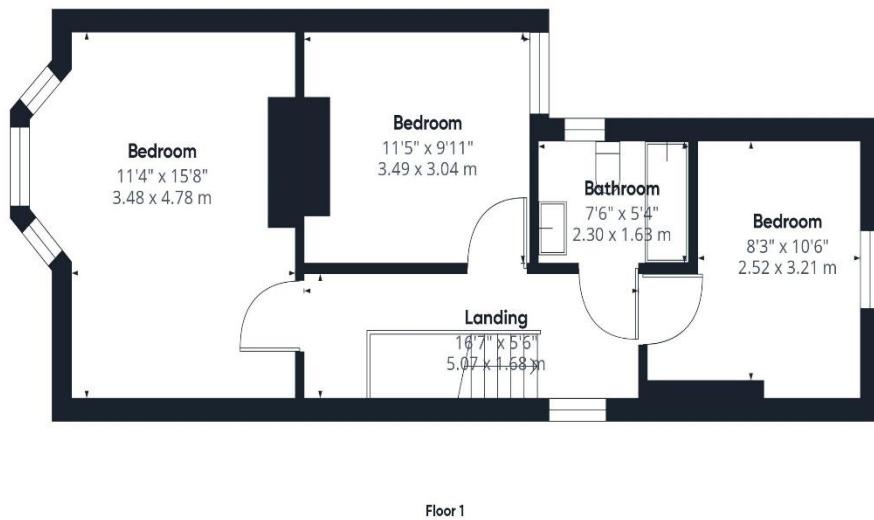
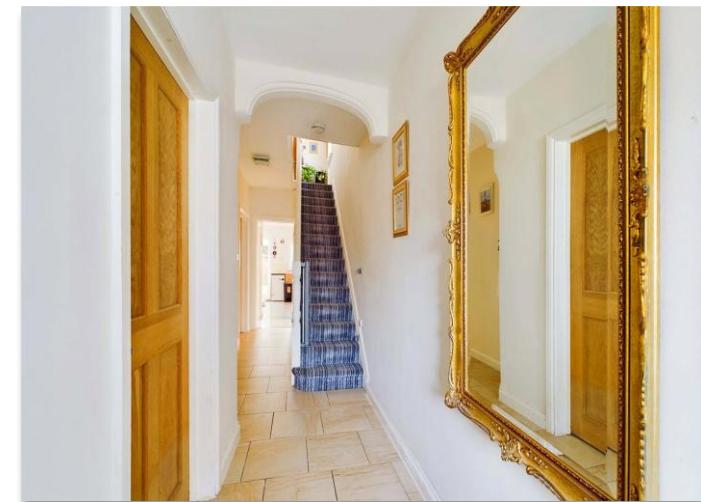
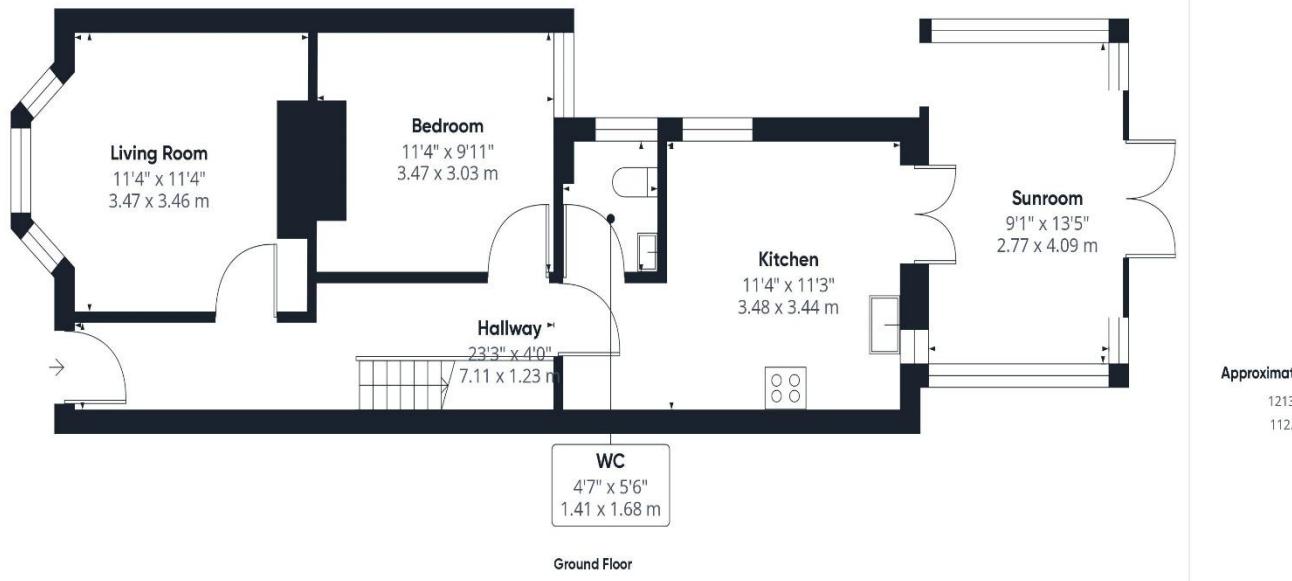
To the front a tarmacadam driveway provides space for two cars and there is a fair space set to the side of property offering further storage/space for bikes etc.

This home has a lot to offer, and internal viewings come highly recommended, please call us to arrange your appointment.

Please note: Some of the photos have been edited with AI furniture added.

## KEY POINTS

Detached House  
Three double Bedrooms  
Two reception rooms  
S/Westerly facing rear garden  
Sunroom  
Off road parking  
Modern kitchen & bathroom  
No onward chain



**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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(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.

