



2 Boscombe Cliff Road, Bournemouth,
Dorset, BH5 1JL

Guide Price
£1,250,000



5

Bedrooms



4

Living



3

Bathroom/Ensuite



ORP &
X2
GARAGES

Parking



EST
1992

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A stunning home, minutes from sandy beaches!

STAMP DUTY PAID!! This wonderful family home, which is beautifully presented and modernised throughout its expansive 2600+ square foot of accommodation is set in a prime position, being just a few hundred yards from the areas golden blue flag sandy beaches.

Seamlessly blending character and charm with modern day living, this stunning home really does have an awful lot to offer to the next lucky owner.

A large entrance hallway offers access into a large Living room,. which in turn leads into the impressive fully glazed pitched roof conservatory, a formal dining room, study, modernised Kitchen/Breakfast room with built in appliances and a WC.

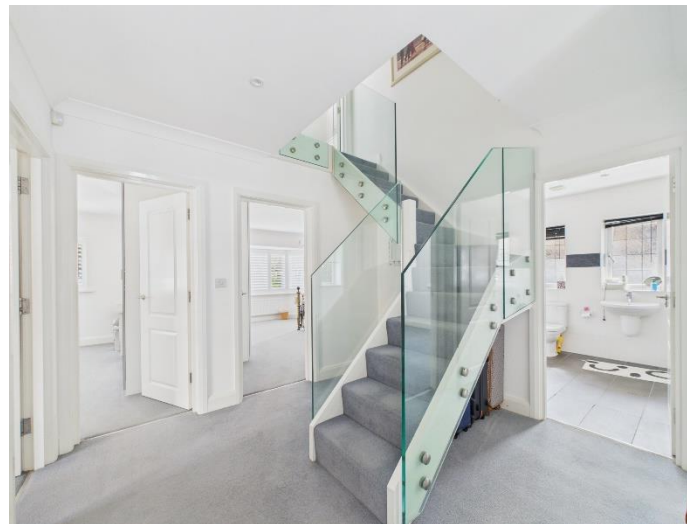
The first floor offers four double bedrooms, the largest of which benefits from an En-Suite shower room and balcony overlooking the generous south facing rear garden and affords some lovely sea and coastal views. There is also a family bathroom which serves the other bedrooms.

The second floor has been beautifully converted into an expansive master suite, with a dressing area, En-Suite shower room and a further balcony with garden and sea views.

Externally, two sets of electric wrought iron gates offers access for secure off road parking to the front of the house, EV charging and one of the two garages.

For those who love outdoor entertaining, a Tiki bar creates the perfect setting for social gatherings and entertaining. immediately abutting the rear is an area of patio, which provides a great space for outdoor dining adjacent to the tiki bar. The remainder of the garden is laid to lawn and bordered by attractive plants and shrubs. To the rear of the garden there is a timber summerhouse and a second garage adjacent with vehicular access from Michelgrove Road.

A stunning home, an internal inspection is an absolute must!



KEY POINTS

- Stunning family home
- 200 Yards from sandy beaches
- Over 2600 square ft of Accom
- Five double bedrooms
- Beautifully presented & modernised
- Two En-Suites
- Two Balconies offering sea views
- Large garden & 2 garages
- No onward chain

Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Approximate total area⁽¹⁾

2643 ft²
245.7 m²

Balconies and terraces

581 ft²
54 m²

Reduced headroom

44 ft²
4.1 m²

(1) Excluding balconies and terraces

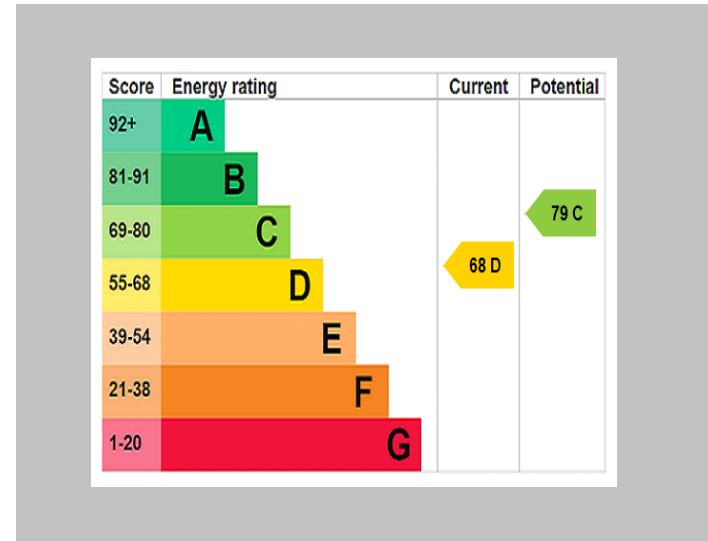
Reduced headroom

..... Below 5 ft/1.5 m

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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