



32 Dalmeny Road, Southbourne,
Bournemouth, BH6 4BW

Guide Price **£950,000**



Bedrooms



Living



Bathroom/Ensuite



Parking

EST
1992

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A superb family home offering wonderful sea views!

This immaculate four-bedroom detached family home is located in a great location, being just one road back from Southbourne Coast Road and within a 5-minute walk to sandy beaches, stretching from Mudeford spit in the East to Sandbanks peninsular in the West.

Having been beautifully modernised in recent years, this wonderful home offers nearly 2000 square foot of accommodation, set over three floors with the upper two floors benefiting from some lovely sea views.

Offering versatile living, there are three receptions on the ground floor, to include a full width Lounge/Diner offering plenty of space for a variety of furniture, two sets of large bay windows and a feature log burner, a great winter warmer! There is a further reception which lead semi-open plan into the modern kitchen which could have a multitude of uses.

The kitchen has been fitted with a comprehensive range of modern eye level and base units with granite worktops over and includes a central island with a breakfast bar, feature vaulted ceilings, built in appliances and a set of sliding French doors which lead onto the wonderful rear garden, which measures nearly 100ft in length, encouraging an easy flow between indoor and outdoor space.

This layout is particularly well suited to families and those who enjoy hosting. Finally on the ground floor there is a useful separate utility room and ground floor WC.

The first floor offers three double bedrooms and shower room, all accessed off the large landing. Two of the bedrooms offer great sea views, both have built in wardrobes, and one benefits from an En-Suite shower room.

The fourth bedroom, which is currently being used as an additional living space can be found on the second floor and benefits from magnificent sea views and a Luxurious bathroom with a free standing rolltop bath where further sea views can be enjoyed, accessed off the second-floor landing

Externally, the property benefits from parking for three cars to the front of the house, and a superb rear garden, measuring nearly 100' in length. . The property is within easy reach of Stourfield Junior School, making it a great proposition for families seeking access to local education.

Dalmeny Road is located just 1.5 miles from the bustling Southbourne Grove which offers a variety of cafés, independent shops, restaurants and everyday amenities. Sandy beaches are nearly on your doorstep and cliff-top paths and green spaces at Hengistbury Heads nature reserve are also within close walking distance.

Council tax band: E. This detached four-bedroom family house for sale represents an appealing opportunity to acquire an immaculate home in a desirable coastal setting.



KEY POINTS

Immaculately presented

Four double bedrooms

Sea views

Double-width Lounge/Diner

Semi open-plan Kitchen/Diner

En-Suite

Large rear garden & ORP

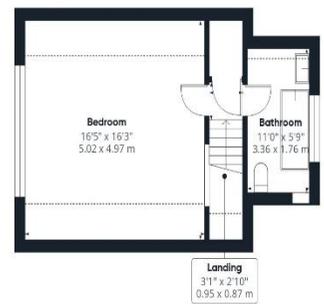
Moments from local clifftops



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1902 ft²
 176.7 m²
 Reduced headroom
 89 ft²
 8.2 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.

GIRAFFE 360



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EPC TO FOLLOW

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