

11 Sunnyhill Road, Bournemouth, Dorset,
BH6 5HP

Offers Over **£550,000**



3

Bedrooms



2

Living



2

Bathrooms



Y

Driveway Parking



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1992

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Three Double Bedroom Family Home in Southbourne!

A BEAUTIFUL THREE DOUBLE BEDROOM DETACHED FAMILY HOME BENEFITTING FROM DRIVEWAY PARKING, A PRIVATE REAR GARDEN ALONG WITH A RANGE OF LOVELY CHARACTER FEATURES THROUGHOUT.

Located in Sunnyhill Road, you are conveniently situated just 0.3 miles from the ever-popular Southbourne Grove offering plentiful amenities to include an array of independent shops, cafes, eateries and drinking establishments. Found just an additional 0.5 miles beyond, you are met with 7 miles of stunning coastline and sandy blue flag beaches, stretching from Mudeford Spit in the East to Sandbanks Peninsula in the West.

The accomodation is perfect for family living, with the ground floor comprising of a charming entrance hall with original tiled flooring, a sizeable through lounge diner with French doors offering direct access out into to the rear garden, and a modern kitchen/ diner set to the rear of the property, with a further door again leading you out to the garden.

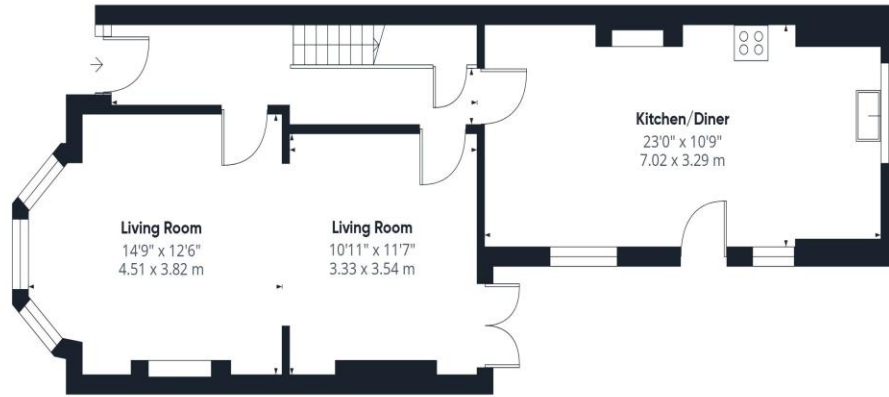
Ascending the stairs you are met with a split-level landing area benefitting from original wood flooring and a good amount of storage space in the form of a linen/ towel cupboard. Doors to all three double bedrooms, along with the family bathroom and a separate shower room are accessed from here.

Externally, the private rear garden boasts a south easterly aspect, with a patio area abutting the rear of the property as well as a further raised patio area to the rear, perfect for soaking up the last of the evening sunshine.

A fantastic opportunity to acquire a wonderful family home, to arrange your viewing contact Slades Estate Agents on 01202 428555 Today!



KEY POINTS
Three Double Bedrooms
Open Kitchen-Dining Room
Two Bath/Shower Rooms
Prime Southbourne Location
Private Rear Garden
Character Features Throughout



Ground Floor

Shower Room
7'8" x 5'2"
2.34 x 1.59 m



Floor 1

Approximate total area^m
1204 ft²
111.8 m²

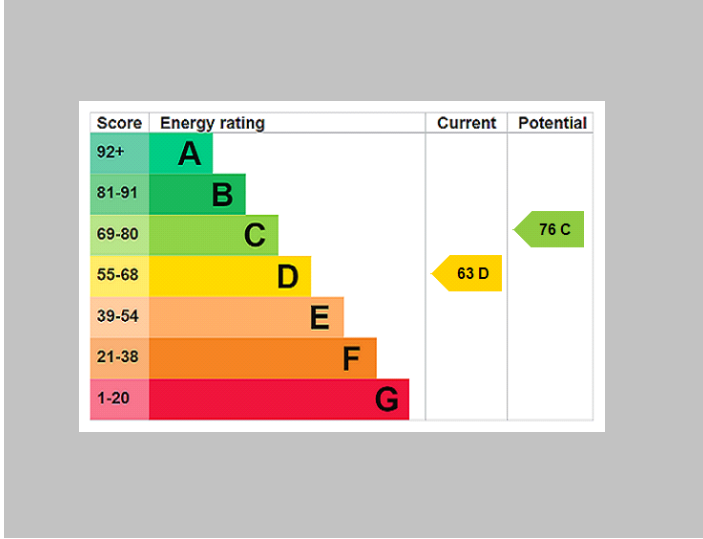
(1) Excluding balconies and terraces

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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