

16 Grange Road, Southbourne,  
Bournemouth, Dorset, BH6 3NY

Asking Price **£750,000**



4

Bedrooms



3

Living



1

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

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# A superb family home just 4 houses back from the clifftop!

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This spacious detached family home, which is set just four houses back from local clifftops, with seven miles of golden sandy beaches below, is well presented throughout yet offers great potential to extend, remodel and personalise to taste.

Unusually for houses on these clifftop roads, the property benefits from a great sized rear garden, measuring some 80' in length, offering great potential to utilise this space for a rear extension or a home office to the rear of the garden if desired.

Internally, the house offers a little over 1400 square foot of accommodation, with a living room, dining room and modern kitchen/Breakfast room accessed off the spacious entrance hallway.

Upstairs there are four well-proportioned bedrooms, the front two bedrooms offering sea views whilst the second bedroom offers access onto a balcony overlooking the rear garden.

The bedrooms are served by a modern bathroom, fitted with a matching white suite to include a panel enclosed bath, wash hand basin and WC.

Externally, there is a drive to the side of the house offering off road parking which in turn provides access to the garage which can be accessed via an up and over door to the front and a door to the rear.

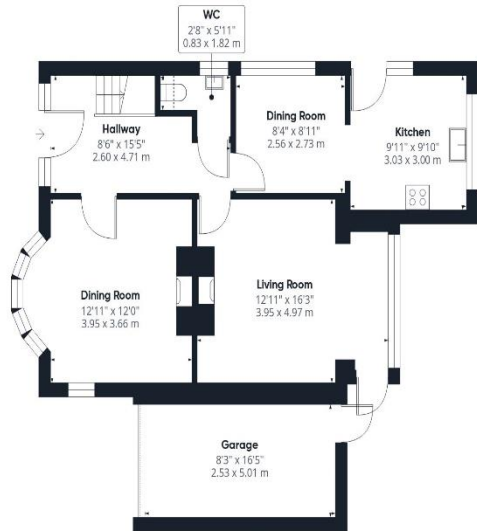
The rear garden is a great size, measuring around 80' in length. There is a paved area immediately abutting the rear whilst the remainder is predominantly laid to lawn.

A fabulous home, and offered for sale with no onward chain, an internal inspection is an absolute must!

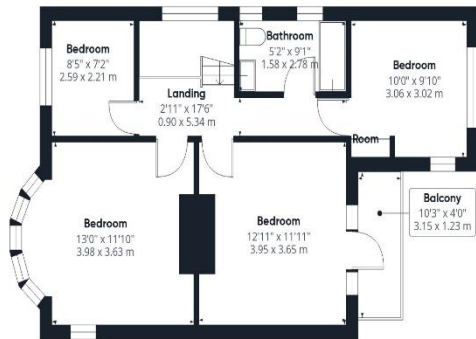


## KEY POINTS

- Great family home
- Four bedrooms
- Sea views
- 100 yards from clifftops
- 80' rear garden
- Off road parking
- Garage
- No onward chain



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

1401 ft<sup>2</sup>  
130 m<sup>2</sup>

**Balconies and terraces**

41 ft<sup>2</sup>  
3.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

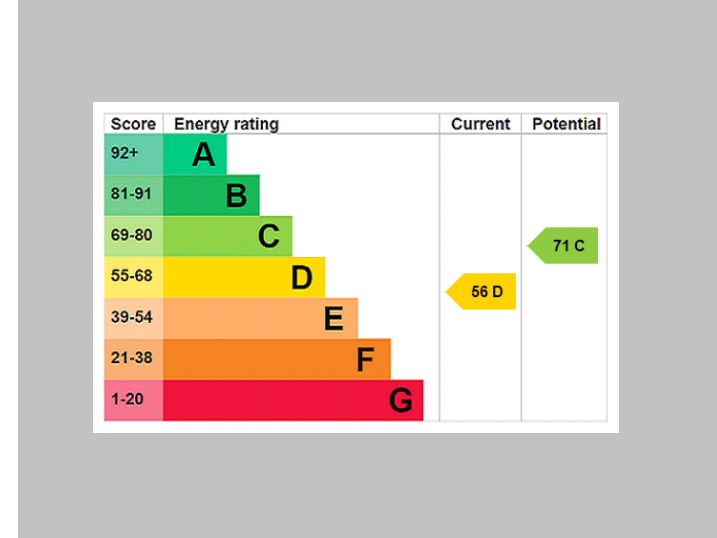
..... Below 5 ft/1.5 m

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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**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
 01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
 Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

