

236 Seafield Road, Southbourne,
Bournemouth, BH6 5LL

Guide Price **£625,000**



4

Bedrooms



3

Living



1

Bathroom



Driveway



EST
1992

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Slades Estate Agents

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A spacious and versatile home set close to wide open spaces!

This spacious 1930's detached home is situated close to Iford Meadows with its wide-open spaces, large playing fields, and Southbourne Tennis Club.

The property provides well-proportioned accommodation with a recent loft conversion giving formal accommodation over three floors. Having been redecorated with new carpets laid and attractive oak doors fitted all within the last 12 months, the home is very well presented throughout, presenting a great balance of character, practicality and versatility. It also benefits from an updated boiler and radiators throughout.

Entering the property through a stable style door, a useful entrance porch offers coats and shoe storage, and in turn leads to a welcoming hallway featuring exposed floorboards and having a WC set beneath stairs to the first floor.

Wooden floorboards run throughout the homes excellent living accommodation which includes a formal lounge to the front, and a separate dining room, which in turn leads open plan to a casual sitting room with French doors leading to the garden.

There is a good sized, recently updated kitchen with an abundance of storage and wooden worktop space. An opening linking the kitchen with the dining space and incorporating a breakfast bar, offering an additional and sociable dining space.

Benefitting from a recently completed loft conversion, there are four bedrooms arranged over the first and second floors, and easily accessible eaves storage space accessible from the recently completed second floor bedroom. A configuration lending itself equally well to family use or those seeking additional space for home working or hobbies.

The bathroom is set on the first floor as is an extremely practical laundry room with space for a washing machine.

Outside, to the front a lawned garden is enclosed by low level walling and a driveway provides for off road parking for two cars. Storage for bikes etc can be found within a store which adjoins the right-hand side of the home.

The rear garden is arranged on two levels. The lower level offers patio, lawn, and a wooden outbuilding arranged in two halves, one side offering storage and the other arranged as a wood fired sauna! Steps lead to the upper level where there is a storage space and a wooden decked seating area which enjoys views over the gardens and glimpses of Iford Meadows beyond.

In our opinion this home presents a great opportunity and should be seen. Call us to arrange your internal inspection.



KEY POINTS

Detached house

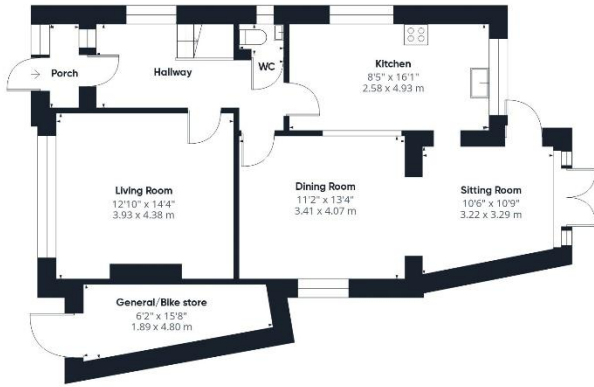
Four bedrooms

Generous living spaces

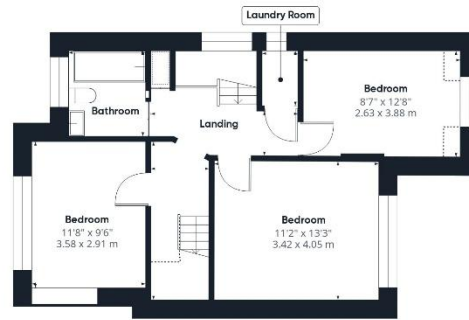
Well-presented throughout

Recent loft conversion

Driveway offering parking



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1418 ft²
131.7 m²

Reduced headroom

61 ft
5.7 m²

(1) Excluding balconies and terraces

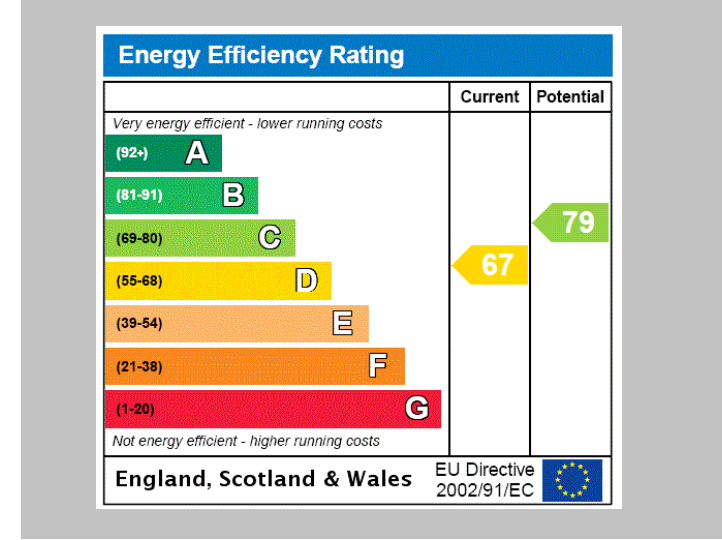
Reduced headroom
..... Below 5 ft/1.5 m

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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