



SOBO HOUSE
30 BELLE VUE ROAD
BOURNEMOUTH
BH6 3DP

FREEHOLD
ASKING PRICE
£1,500,000

A beautifully modernised six bedroom, five bathroom, three reception room detached family home with over 4000 square foot of accommodation with off road parking for several vehicles just 240 metres to Southbourne cliff tops

Winkworth

for every step...

ASKING PRICE £1,500,000

Six Bedrooms
Five Bathrooms
Three Reception Rooms
Over 4000 Square Foot Of Accommodation
Open Plan Kitchen / Dining / Day Room
240 Metres To Southbourne Cliff Tops
Less Than A mile To Southbourne High Street

EPC: D | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Belle Vue Road?

This deceptively spacious and private home is nestled away yet conveniently located just 240 metres to Southbourne cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag and you will find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafés, bars and restaurants to take in along the way. Southbourne high street is approximately 800 metres away and has been rejuvenated in recent years to include a number of independent cafés, bars, micro breweries, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

This impressive family home has been renovated to a high standard throughout. The ground floor enjoys three reception rooms and an open plan kitchen / dining / day room which is the hub of the house. The kitchen area is fitted with modern cabinets, integrated appliances, a central island with breakfast bar seating, counter tops and flooring to complement with sliding doors providing direct access to the rear garden.

The first floor is home to four double bedrooms, all benefiting from en-suite bathrooms. The second floor is home to a further two double bedrooms which are serviced by a family bathroom which includes a bath with separate shower, wash hand basin and wc.



Outside, there is a patio adjoining the rear of the property which provides the ideal space for outdoor entertaining with a lawned area which leads to a further raised patio area. There is a useful outbuilding which could be used as a home office.

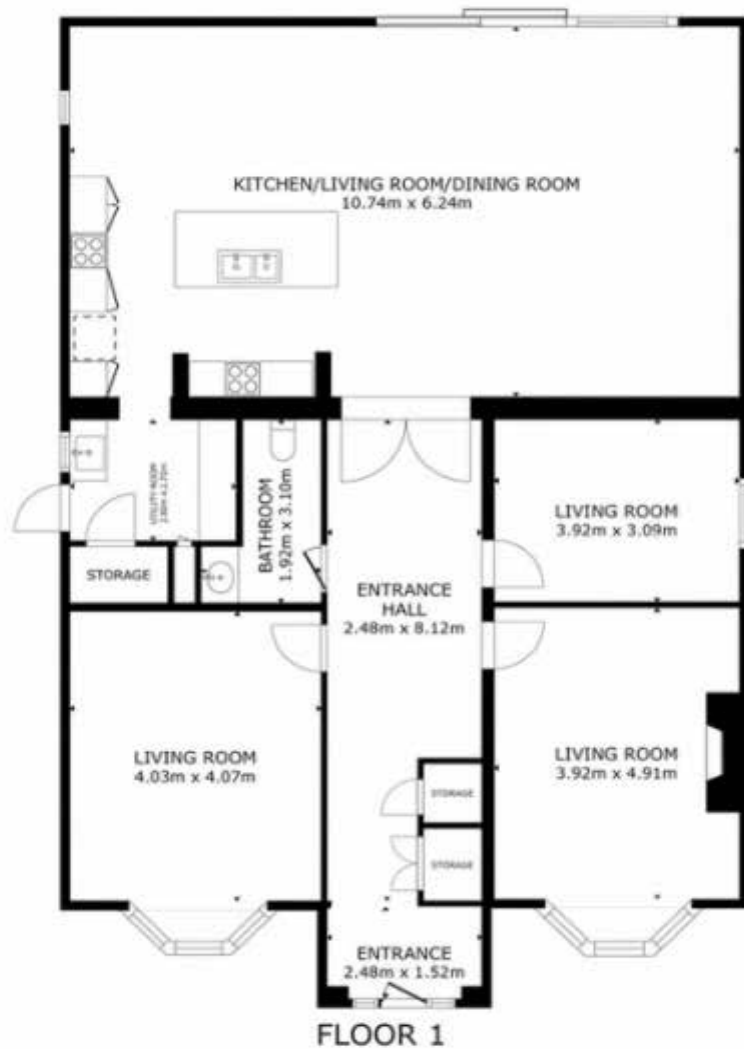
The property is accessed via double wooden gates which open into a large driveway providing off road parking for several vehicles.











GROSS INTERNAL AREA
 FLOOR 1 164.6 m² FLOOR 2 104.1 m² FLOOR 3 58.0 m²
 EXCLUDED AREAS : REDUCED HEADROOM 15.6 m²
 TOTAL : 328.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 FLOOR 1 164.6 m² FLOOR 2 104.1 m² FLOOR 3 58.0 m²
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DISCLAIMER:

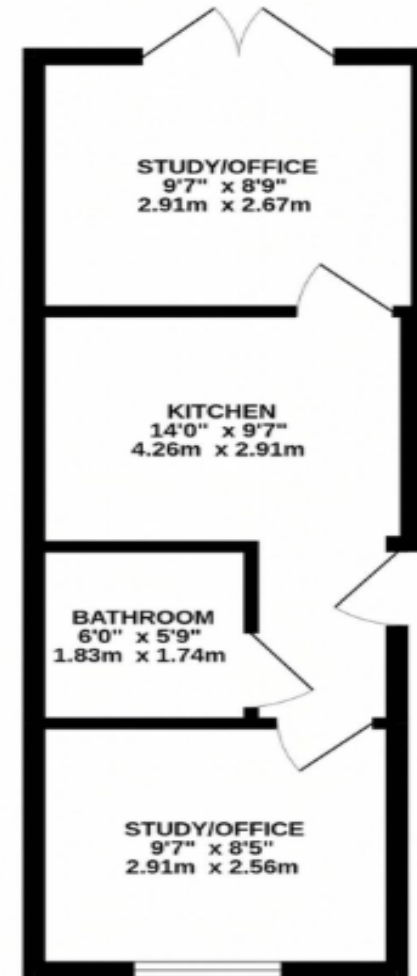
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FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 164.6 m² FLOOR 2 104.1 m² FLOOR 3 58.8 m²
 EXCLUDED AREAS : REDUCED HEADROOM 15.6 m²
 TOTAL : 326.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROUND FLOOR
 297 sq.ft. (27.6 sq.m.) approx.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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