



20 RUSHMERE ROAD
BOURNEMOUTH
BH6 5PE

FREEHOLD
GUIDE PRICE
£550,000 - £575,000

“A three bedroom, two
reception room,
detached family
home that has been
extensively modernised
with off road
parking less than a
mile to Southbourne
high street
and cliff tops”

Winkworth

for every step...

GUIDE PRICE £550,000 - £575,000

Three Bedrooms
Open plan Kitchen/Diner
Breakfast Room
Separate Lounge
Ground Floor WC
Off Road Parking
Less Than A Mile to Southbourne Cliff Top

EPC: D | COUNCIL TAX: D | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Rushmere Road?

Rushmere Road is conveniently located approximately one mile from Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 1.3 miles away where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks.

Take a stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side bars and restaurants to take in along the way, whatever you decide, there is something for everyone.

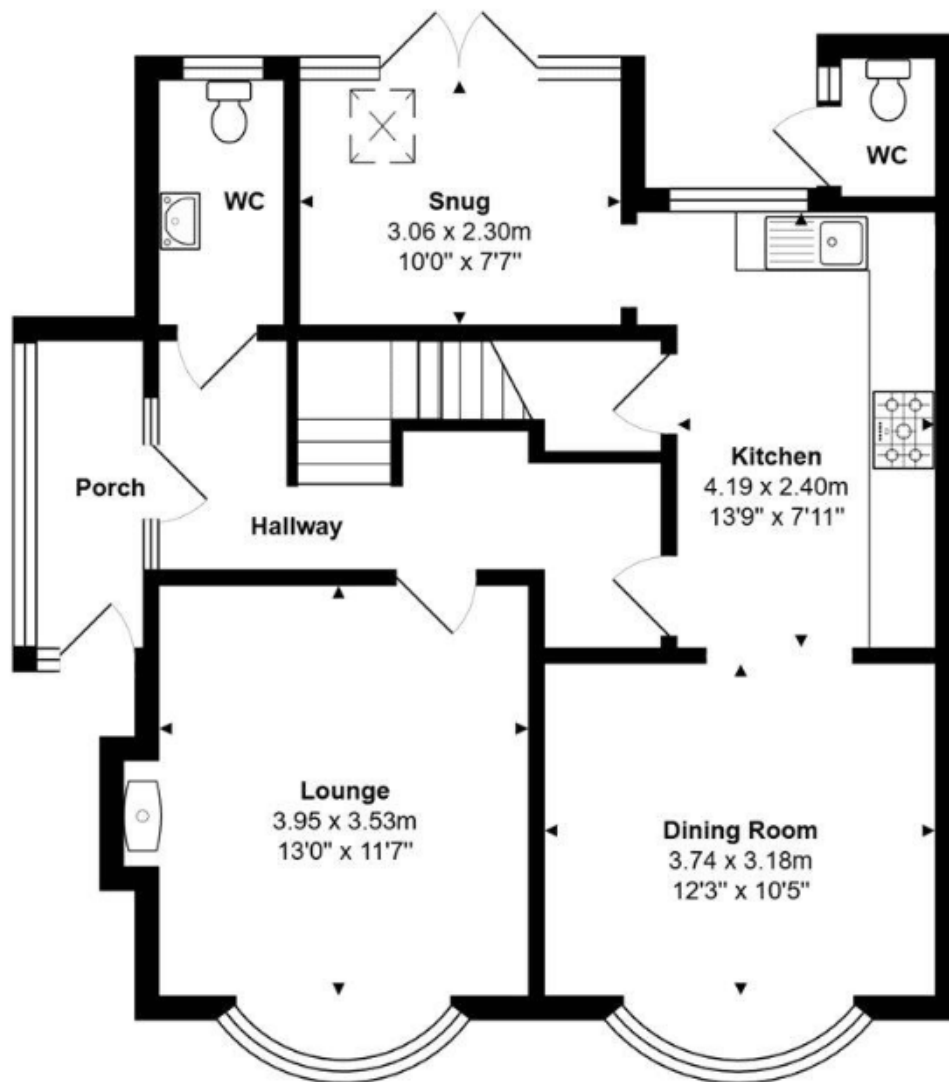
This lovely detached family home has been extensively modernised by it's current owner to include a new roof and electrics throughout.

The open plan kitchen / dining room is flooded with natural and includes a range of cabinets with space and plumbing for appliances. The kitchen then leads through to a breakfast room with view and direct access to the rear garden.

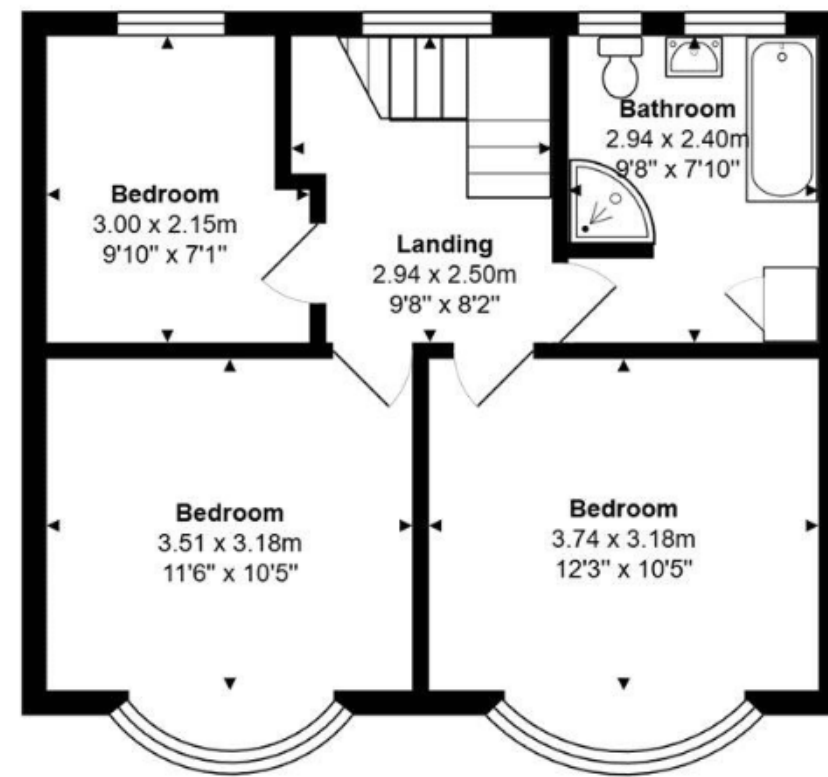
There are three bedrooms located on the first floor, all serviced by the family bathroom which enjoys and a bath with separate shower cubicle, wash hand basin, wc with stylish walls and flooring.

The rear garden benefits from a patio area and summer house with the remainder laid to lawn.





Ground Floor
Area: 68.5 m² ... 737 ft²



First Floor
Area: 48.3 m² ... 519 ft²

Total Area: 116.8 m² ... 1257 ft²

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

Winkworth

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