



45 KESWICK ROAD
BOSCOMBE MANOR
BH5 1LR

FREEHOLD
GUIDE PRICE
£850,000 - £875,000

“A four double
bedroom, two
bathroom,
detached chalet
bungalow in a
premium sought after
location with off road
parking, less than 130
metres to Southbourne
cliff tops”

Winkworth

for every step...

GUIDE PRICE £850,000 - £875,000

Four Double Bedrooms
Two Bathrooms
Spacious Kitchen / Breakfast Room
Original Parquet Flooring
Sought After Location
Off Road Parking For Several Vehicles
Secluded Rear Garden

EPC: TBC | COUNCIL TAX: F | FREEHOLD
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Why Keswick Road?

Keswick Road enjoys a premium location within the sought after location of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops which is home to miles of sandy beach with panoramic views from the Isle Of Wight to Old Harry Rocks and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the cliff tops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed!

This spacious four bedroom detached chalet bungalow enjoys a spacious triple aspect lounge flooding the room with natural light, flowing through into the dining room and the conservatory which provides direct access to the rear garden. The kitchen / breakfast room is well equipped with a range of cabinets, with integrated appliances with space and plumbing for a free standing washing machine and fridge freezer. Ground floor wc

The primary bedroom is located on the ground floor with an en-suite shower room including a shower, wash hand basin and wc.

The remaining three bedrooms are located on the first floor, all double in size and all benefitting from built in wardrobes.



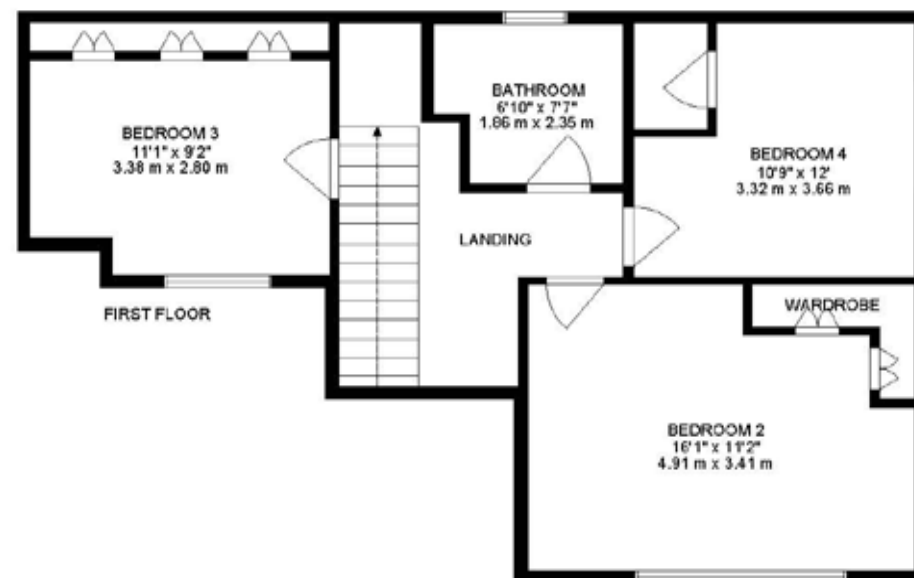
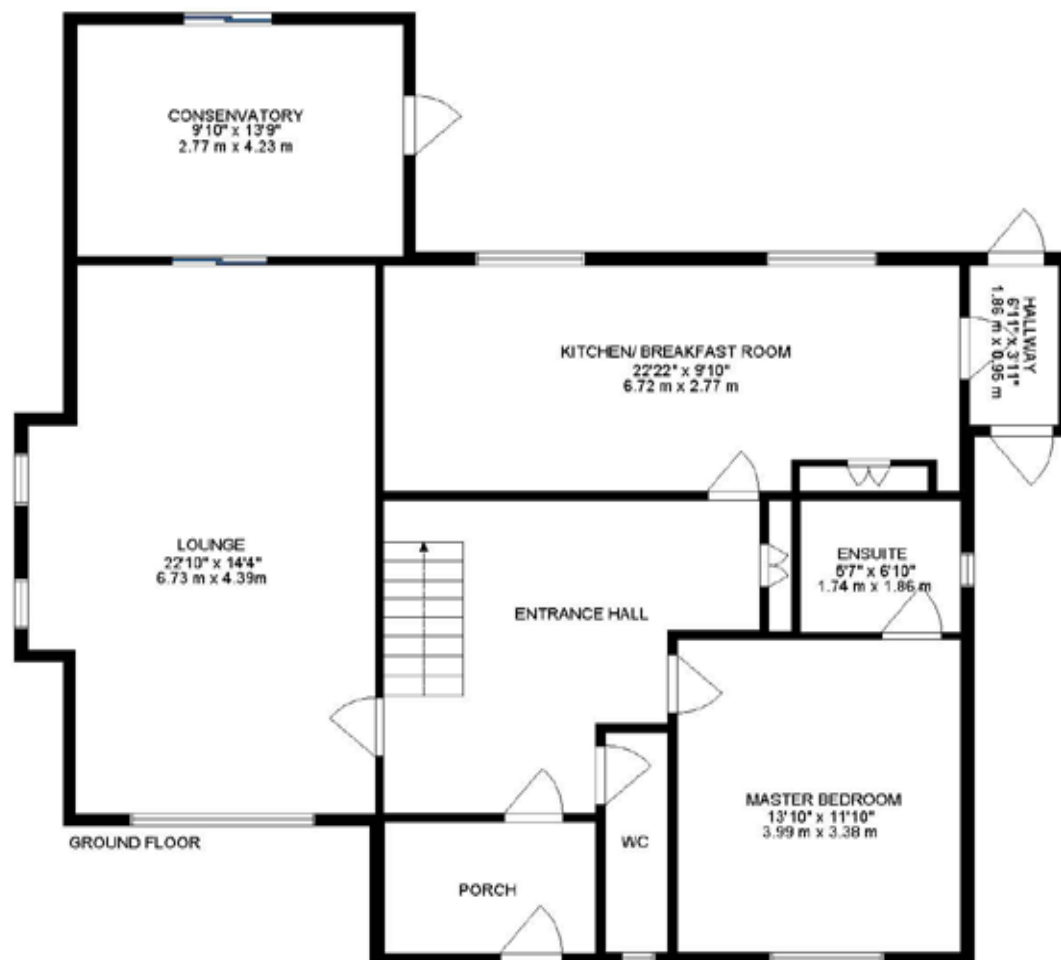
They are serviced by the family bathroom which includes a bath with over head shower and screen, wash hand basin and wc.

The beautiful rear garden is adorned with mature trees and shrubs providing a good degree of seclusion with a patio area adjacent to the rear of the house, ideal for outside entertaining with the remainder laid to lawn.

To the front of the property, the block paved driveway provides off road parking for several vehicles leading to a car port.









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.”

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