



129 IRVING ROAD
SOUTHBOURNE
BH6 5BJ

FREEHOLD
ASKING PRICE
£500,000

“A three bedroom, two
reception room,
detached family
home occupying a
corner plot with off
road parking, less than
a mile to
Southbourne high
street and cliff tops”

Winkworth

for every step...

ASKING PRICE £500,000

Three Bedrooms
Two Reception Rooms
Open plan Kitchen/Dining Room
Off Road Parking
Garden Room
Corner Plot
Less Than A Mile to Southbourne Cliff Top

EPC: D | COUNCIL TAX: D | FREEHOLD
01202 434365

southbourne@winkworth.co.uk





Why Irving Road ?

Irving Road is situated just 850 metres to Southbourne High Street which has been rejuvenated over recent years to include a range of independent cafes, restaurants and convenience shops. Southbourne enjoys excellent transport links along with Pokesdown train station for anyone looking to commute.

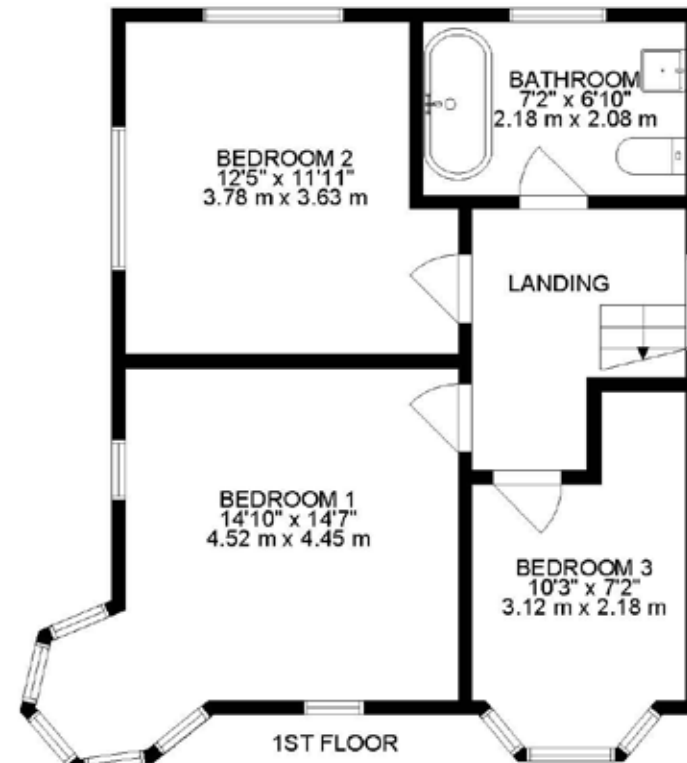
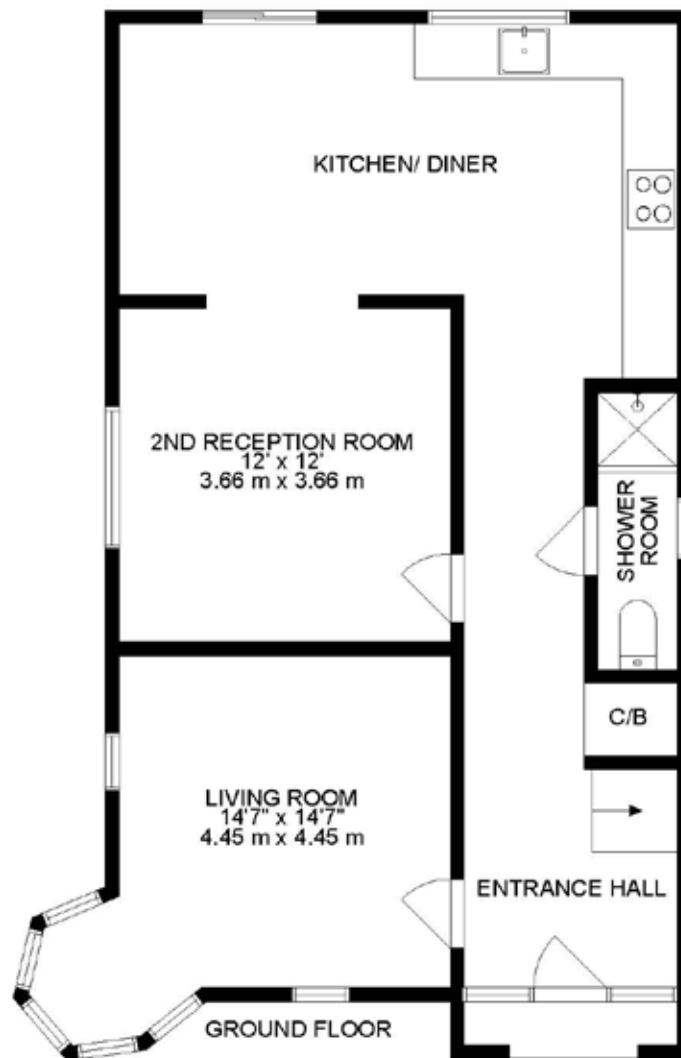
Southbourne cliff tops are less than a mile away where you can enjoy the panoramic views from the Isle of Wight to Old Harry Rocks. Stroll down the zig zag and you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier, along with a number of beach side bars, restaurants and cafes. Whatever you choose there is something for everyone.

This three bedroom, two reception room detached family home is well presented throughout and retains many original features. The open plan kitchen / diner enjoys a range of fitted cabinets, range style oven with an integrated washing machine and fridge / freezer. There is a door providing direct access to the rear garden and an opening into the second reception room.

The lounge is flooded with natural light from the corner bay and dual aspect windows with stained glass. There are three bedrooms located on the first floor serviced by the family bathroom which includes a bath with overhead shower, wash hand basin and wc. The house also benefits from a shower room on the ground floor. Outside, the rear garden wraps around to the front of the house and is adorned with many shrubs and plants. There is also the benefit of a useful garden room.







GROSS INTERNAL AREA
 GROUND FLOOR: 64.5 m², 694 SQ FT, 1ST FLOOR: 45.8 m², 493 SQ FT
 TOTAL: 110.3 m², 1188 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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