



144 BEAUFORT ROAD
BOURNEMOUTH
BH6 5AR

FREEHOLD
GUIDE PRICE
£450,000 - £475,000

“A detached, four bedroom family home enjoying a convenient location with off road parking less than a mile to Southbourne’s vibrant high street and within excellent school catchment”

Winkworth

for every step...

GUIDE PRICE £450,000 - £475,000

Four Bedrooms
Spacious Open Plan Kitchen / Dining / Day Room
Further Separate Reception Room
Ground Floor Cloakroom
Convenient Location
Off Road Parking
Excellent School Catchment

EPC: ?? | COUNCIL TAX: D | FREEHOLD

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Why Beaufort Road?

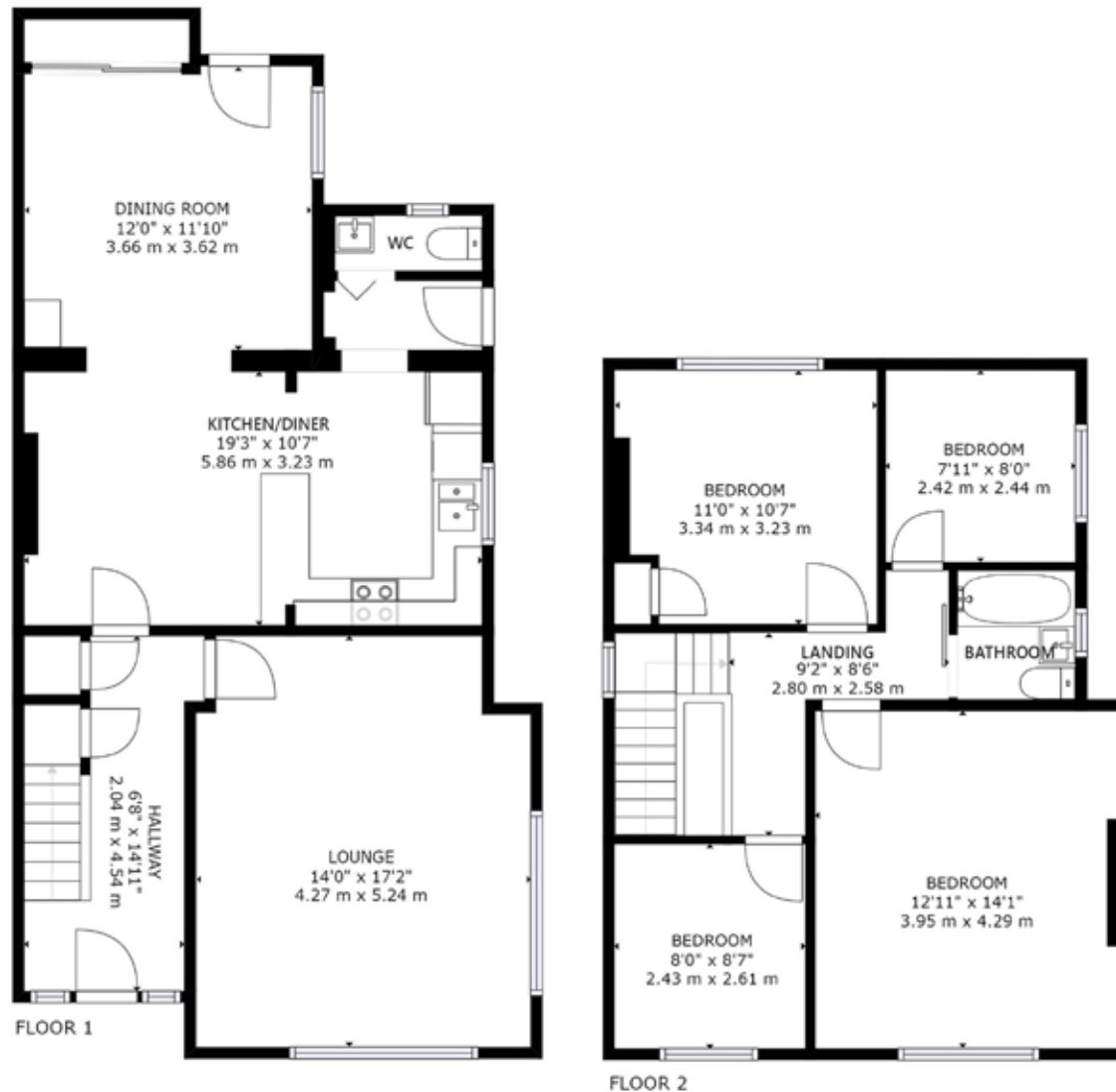
Beaufort Road enjoys a convenient location less than a mile to Southbourne high street which has been rejuvenated in recent years to include a variety of independent cafés, bars, restaurants and convenience stores with excellent transport link to Bournemouth and Christchurch with Pokesdown train station for anyone looking to commute. Southbourne cliff tops are less than a mile away where you can admire the panoramic sea views that stretch 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 that takes you from Hengistbury Head to Old Harry Rocks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, bars and restaurants to take in along the way. Whatever you decide to do, there is something for everyone to enjoy.

This four bedroom, detached family home is well presented throughout. The spacious open plan kitchen / dining / day room is fitted with a range of modern cabinets, with space and plumbing for appliances and counter tops to complement. A door leads through to a rear porch which provides direct access to the side rear of the property and a ground wc. There is also a further reception room to the front of the property.

There are four bedroom located on the first floor, all of which are serviced by the family bathroom which includes a bath with over head shower, wash hand basin and wc.

Outside, the wrap around garden is fully enclosed with a patio are ideal for outdoor entertaining with the remainder laid to lawn. A gate provides access to the off road parking which is accessed via Cranleigh Road.





GROSS INTERNAL AREA
 FLOOR 1: 835 sq. ft, 78 m², FLOOR 2: 627 sq. ft, 58 m²
 TOTAL: 1461 sq. ft, 136 m²
 SIZES 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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