



CONISTON LODGE
43 BEAUFORT ROAD
BOURNEMOUTH
BH6 5AS

FREEHOLD
GUIDE PRICE
£850,000

“A spacious family home offering 2000 sq ft of living accommodation with a self contained annexe, ideal for family or home and income with ample off road parking and garage just 700 metres to Southbourne high street ”

Winkworth

for every step...

GUIDE PRICE £850,000

Four Bedrooms
Three Bathrooms
Two Reception Rooms
Kitchen / Day Room
Self Contained Annexe
Off Road Parking For Several Vehicles
Tandem Garage

EPC: D | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Beaufort Road?

Beaufort Road enjoys a convenient location just 700 metres 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 impressive property enjoys original character features throughout with high ceilings and large bay windows flooding the rooms with natural light. The kitchen / day room measures over 26ft in length making this the hub of house. Fitted with modern fitted cabinets, a range-master style oven and large central island which also provides breakfast bar seating for more casual dining. There is also a larder and utility room with space and plumbing for a washing machine and a ground floor cloakroom.

The lounge enjoys a large box bay window and a feature fireplace with log burner ideal for cosy winter nights. The dining room also enjoys a box bay and feature fireplace with ample space to entertain.



There are four bedrooms on the first floor with the primary and bedroom two benefiting from en-suite shower rooms. The remaining bedrooms are serviced by the family bathroom which includes a 'P' shaped bath with over head shower and glass shower screen, wash hand basin and wc.

The annexe is self contained and accessed via a private entrance. It has been tastefully decorated throughout and enjoys a modern, open plan, kitchenette / lounge / dining room. The kitchenette is well equipped with modern cabinets, integrated oven and space for an under counter fridge / freezer. The bedroom is double in size and serviced by the family bathroom which includes a bath with over head shower, wash hand basin and wc.

Outside, the annexe has a small outside area to the front with a patio for outside dining and a summer house. The garden to the main house is fully enclosed and laid to lawn with a path leading to the detached tandem garage with electric up and over door and a door to the rear giving direct access to the garden. A pergola provides the ideal space for outdoor entertaining. There is a useful storage shed and a greenhouse for any grow your own enthusiasts.

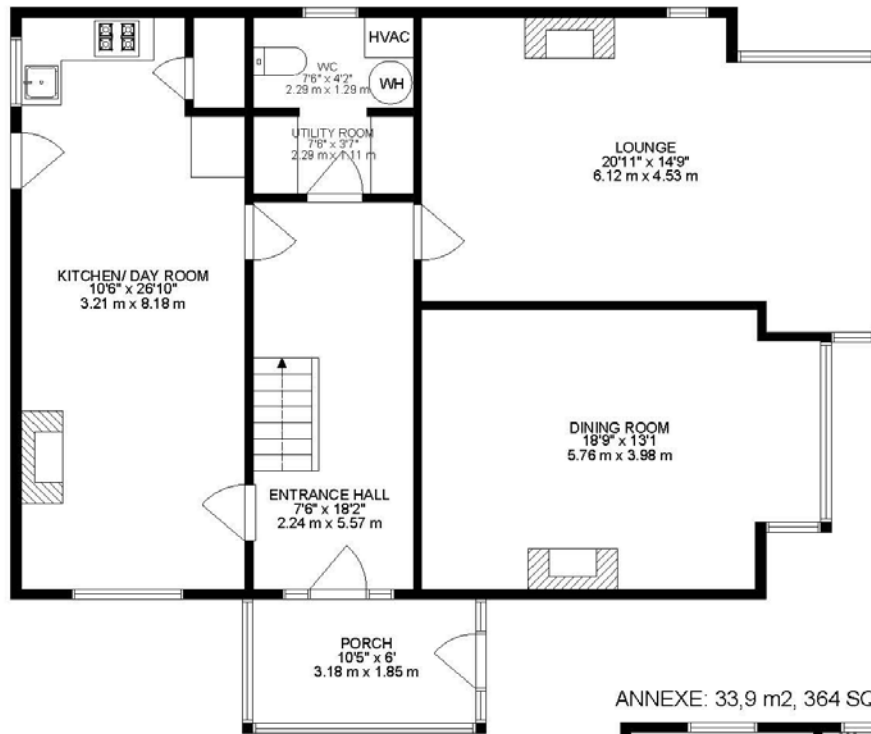
To the front of the property, the driveway has been laid with shingle providing off road parking for several vehicles or ideal space for a motor home or boat. There is a gate to the side which takes you through to the rear garden.



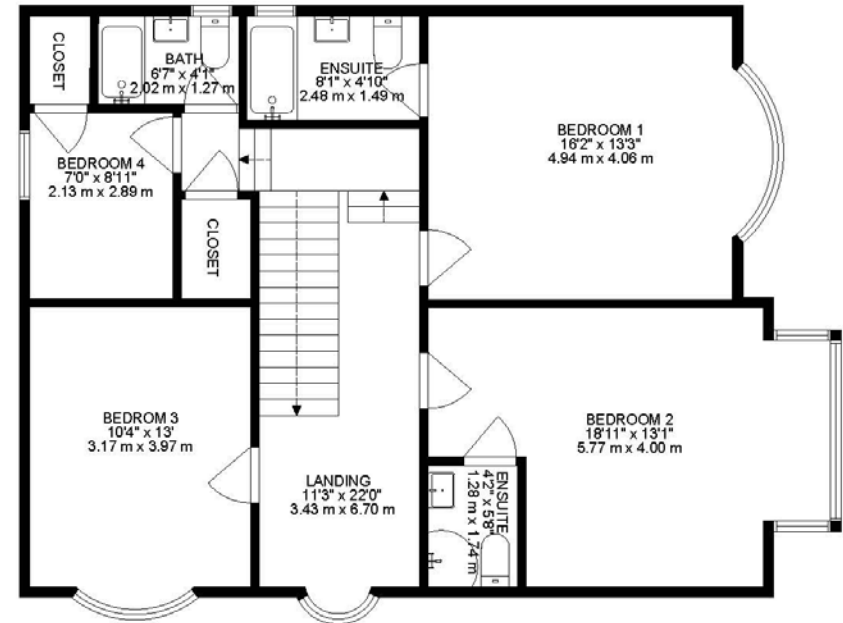




GROUND FLOOR: 95,8 m², 1032 SQ FT



1ST FLOOR: 85,7 m², 923 SQ FT



ANNEXE: 33,9 m², 364 SQ FT



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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