



45 LIVINGSTONE
ROAD
BOURNEMOUTH
BH5 2AS

FREEHOLD
GUIDE PRICE
£500,000 - £525,000

“A three bedroom,
semi detached cottage
with off road parking
for two vehicles and a
detached garage
conveniently
located just 350 metres
to Southbourne high
street and less than a
mile to Southbourne
beach and cliff tops”

Winkworth

for every step...

GUIDE PRICE £500,000 - £525,000

Three Bedrooms
Two Reception Rooms
Kitchen / Breakfast Room
Generous Rear Garden
Off Road Parking For Two Vehicles
Detached Garage
Convenient Location
Excellent School Catchment

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





Why Livingstone Road?

Livingstone Road is conveniently located just 350 metres to Southbourne's vibrant high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants, bars and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are approximately half a mile away where you can admire the panoramic 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 along with a number of beach side cafés and restaurants to take in along the way. Whatever you decide to-do, there is something for everyone to enjoy.

This character cottage enjoys a dual aspect through lounge which is flooded with natural light, a feature fireplace and patio doors which provide direct access and views over the rear garden. There is a further reception room which is used as a dining room also including a feature fireplace. The kitchen is to the rear of the property overlooking the garden and includes a range of cabinets with space and plumbing for appliances.

Located on the first floor are three double bedrooms with the primary enjoying a range of built in wardrobe space. The family bathroom incorporates a free-standing roll top bath, separate shower cubicle, wash hand basin and wc.

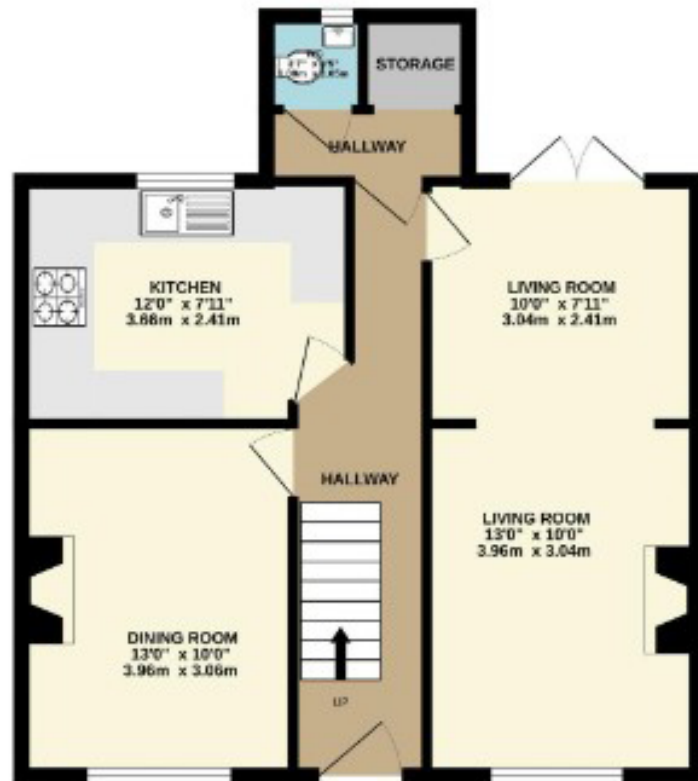
Outside, the secluded rear garden is adorned with mature trees and shrubs and a wooden summer house. There is also access to the rear of the garage.



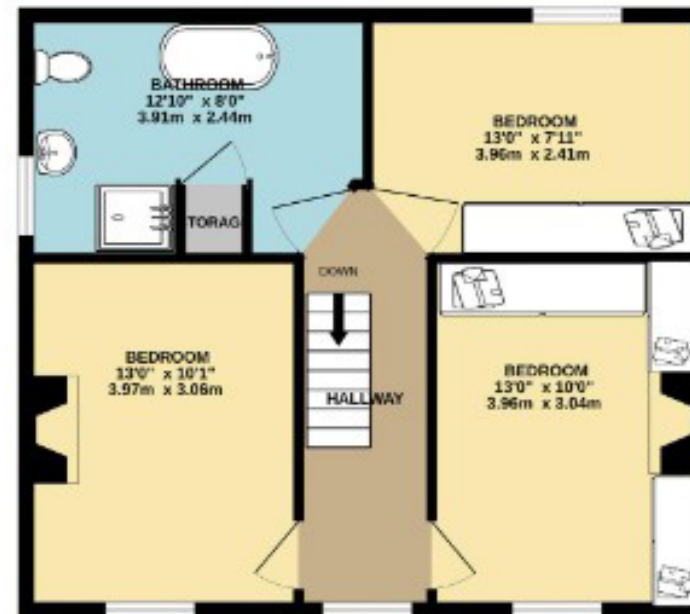




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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