



57 NEWSTEAD ROAD  
SOUTHBOURNE  
BH6 3HL

FREEHOLD  
GUIDE PRICE  
£700,000 - £725,000

“A substantial, three  
double bedroom, two  
reception room,  
detached family home  
with garage and off  
road parking, just 700  
meters to Southbourne  
cliff tops”

**Winkworth**

for every step...

GUIDE PRICE £700,000 - £725,000

Three Double Bedrooms  
Two Reception Rooms  
Conservatory  
Off Road Parking For Several Vehicles  
Garage  
700 Meters To Southbourne Cliff Tops  
Character 1930's

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







## Why Newstead Road?

Newstead Road is conveniently nestled in the heart of Southbourne just 700 meters to the cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés, bars and restaurants to take in along the way. Southbourne's vibrant high street is just 900 meters away which has been rejuvenated in recent years to include a number of independent bars, restaurants and shops with excellent transport links Christchurch and Bournemouth. Pokesdown train station is approximately a mile and a half away, making this the ideal location for anyone looking to commute.

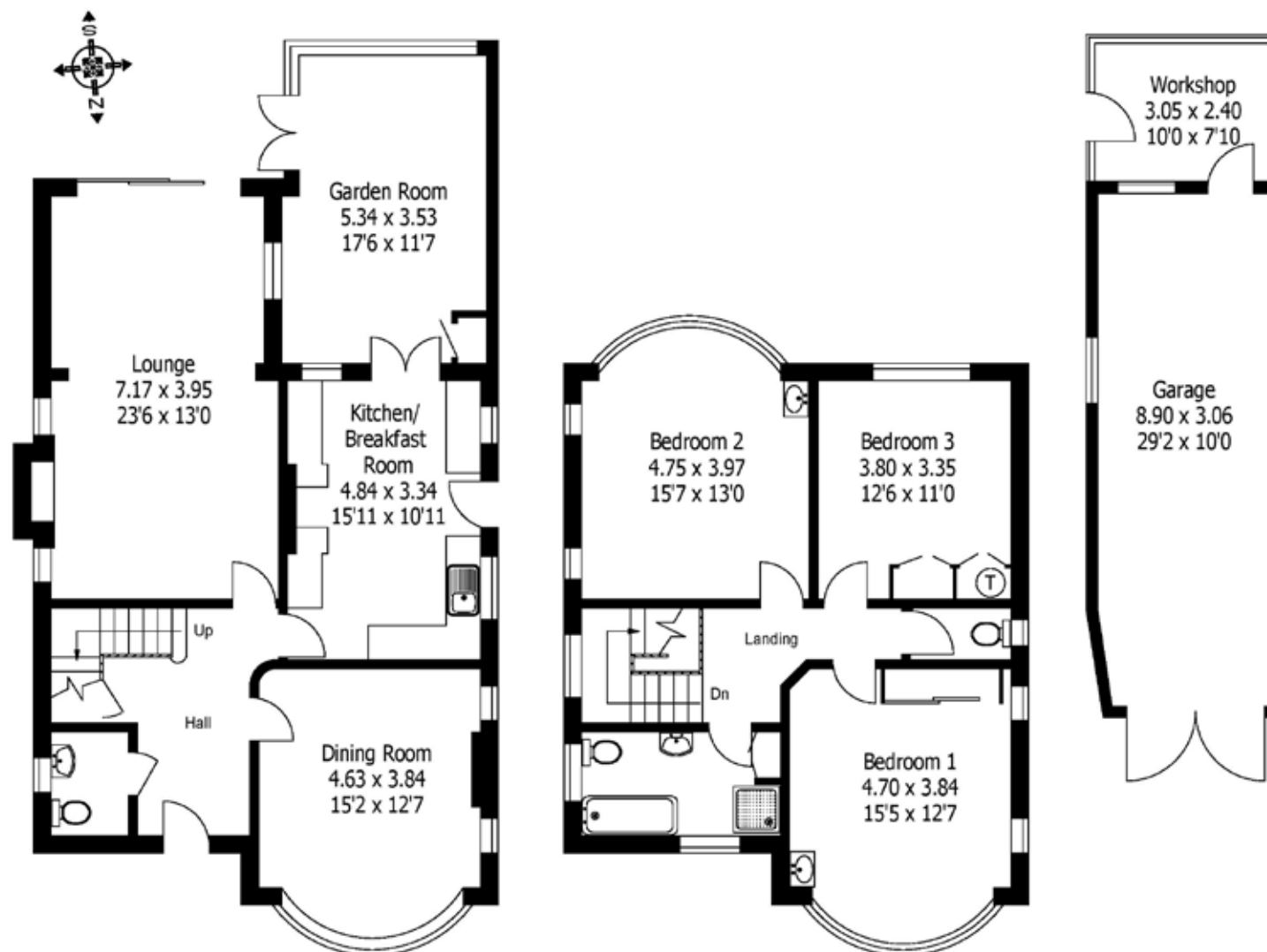
This three double bedroom detached family home was built circa 1930's. The kitchen incorporates a range of fitted cupboards with space and plumbing for free standing appliances and double doors leading out to the conservatory. The spacious lounge enjoys views over the rear garden with large sliding patio doors providing direct access. The dual aspect dining room is flooded with natural light with a feature bay window.

Located on the first floor are three double bedrooms, all serviced by the family bathroom which includes a bath, wash hand basin and wc with useful overhead storage and fully tiled flooring. Outside, there is a large patio area, ideal for outdoor dining with mature trees and shrubs offering a good degree of seclusion with the remainder laid to lawn. To the rear of the garden is a large area, ideal for any grow your own enthusiasts. To the front, there is off road parking for several vehicles.



Approximate Gross Internal Area :- 163 sq m / 1753 sq ft

Garage / Workshop Approximate Gross Internal Area :- 35 sq m / 373 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.





Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

southbourne@winkworth.co.uk  
winkworth.co.uk/southbourne

“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.”

**Winkworth**

for every step...