



117 STOURVALE ROAD
SOUTHBOURNE
BH6 5HD

GUIDE PRICE
£375,000 to £400,000
FREEHOLD

“A three bedroom, two
reception room
detached family home
with off road parking
and an expansive,
south facing rear
garden with scope to
extend stpp”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Three Bedrooms
Open-plan Lounge/Diner
South-Facing Rear Garden
Off Road Parking
Bathroom
Detached
Scope To Extend STPP

EPC: D | COUNCIL TAX: D | FREEHOLD

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Why Stourvale Road?

117 Stourvale Road is a three bedroom, two reception room detached family home which has plenty of scope to extend STPP, to accommodate a growing family while being conveniently located a short distance to Southbourne high street and in excellent school catchments.

The ground floor accommodation enjoys a through lounge diner. The light and airy lounge area is located to the front of the property with a large bay window.

An arch then leads through to the dining area which has double patio doors leading directly out to the large rear garden and decking area.

The kitchen has a range of wall and base mounted units with

space for a freestanding cooker, under the counter fridge freezer, dishwasher and washing machine.

The property boasts two generous size double bedrooms with the third bedroom being single in size, also making a suitable home office.

All bedrooms are serviced by the main family bathroom which comprises bath with overhead shower, wash-hand basin, wc with part tiled wall and flooring.

The sunny, south-east facing garden is generous in size and low maintenance. There is a large decked area to enjoy al fresco dining and a useful storage shed with the remainder laid to shingle. The front of the property has off road parking for two vehicles on the driveway.

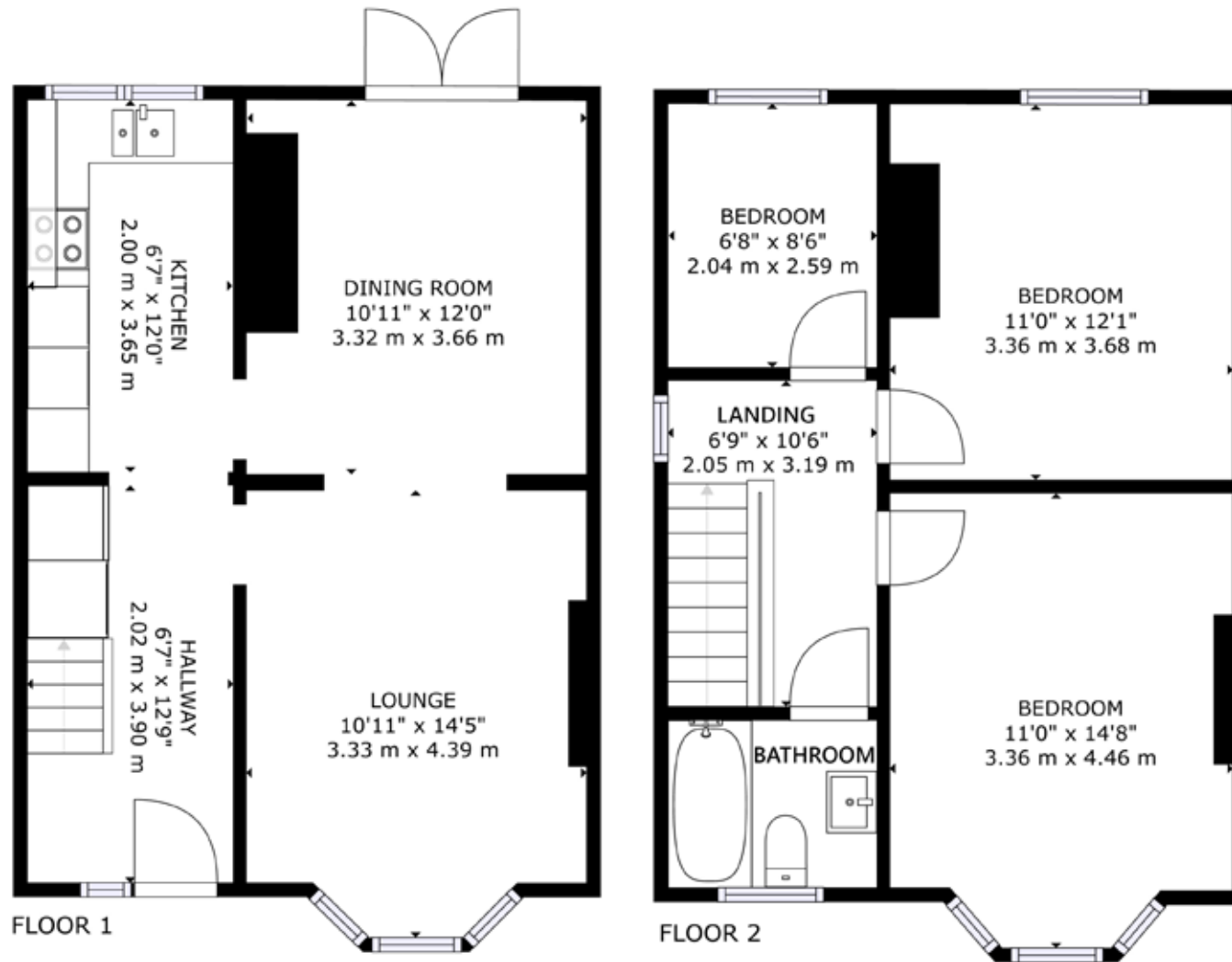




Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport links with a bustling and vibrant high street which over recent year has been rejuvenated to include many independent café's, restaurants, delicatessen and boutique style shops.





GROSS INTERNAL AREA
 FLOOR 1: 462 sq. ft, 43 m², FLOOR 2: 469 sq. ft, 44 m²
 TOTAL: 930 sq. ft, 86 m²

ETICS AND DIMENSIONS ARE APPROXIMATE. APPLICABLE ONLY.

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 do not 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”



for every step...