



5 ASHBOURNE ROAD
SOUTHBOURNE
BH5 2JS

GUIDE PRICE
£550,00 - £575,000
FREEHOLD

“A well presented, three
double bedroom, two
reception room,
detached family
home just 400 meters
to Southbourne high
street”

Winkworth

for every step...

GUIDE PRICE £550,000 - £575,000

Three Double Bedrooms
Two Bathrooms
Two Reception Rooms
Open Plan Kitchen / Dining Room
Less Than Half A Mile To Southbourne Cliff Tops
400 Meters To Southbourne High Street

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





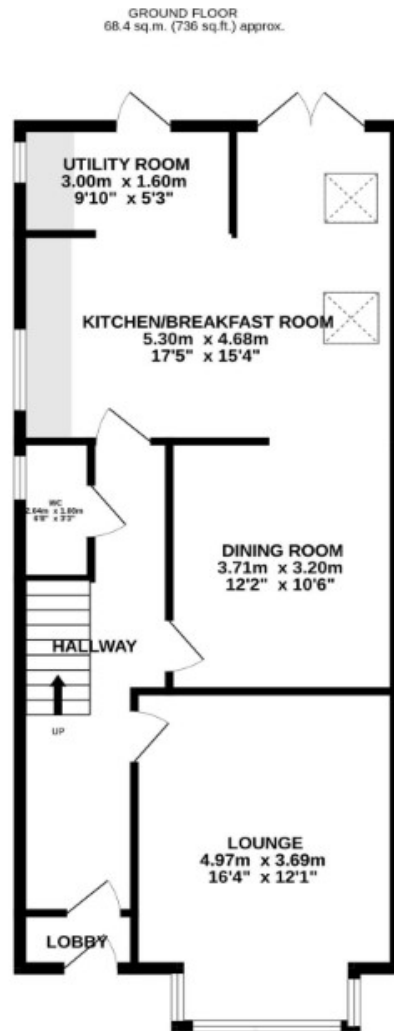
Why Ashbourne Road?

Ashbourne Road is conveniently located just 400 meters to Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants, micro breweries and shops along with excellent transport links to Bournemouth and Christchurch. Pokesdown train station is approximately 400 meters away, ideal for anyone looking to commute. Southbourne cliff tops are less than half a mile away where you can admire the breathtaking panoramic sea 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 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.

This three bedroom detached family home is well presented throughout. The lounge features a box bay window and original wood flooring. There is a further reception room flowing through to the open plan kitchen / dining room. The kitchen enjoys a vaulted ceiling with velux windows flooding the room with natural light. A range of white modern cabinets are complemented with wood effect worktops. Integrated mid height double oven and microwave, hob with over head extractor, space and plumbing for American style fridge freezer and washing machine. Doors lead out to the rear garden.

There are three bedrooms located on the first floor with two bathrooms. Both bathrooms include a bath with one also featuring a separate shower cubicle, part tiled walls and flooring. Outside, the rear garden enjoys a large patio area with the remainder laid to law.





TOTAL FLOOR AREA : 125.6 sq.m. (1352 sq.ft.) approx.
While 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 misstatement. 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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