



37A GUILDHILL ROAD
SOUTHBOURNE
BH6 3EX

OFFERS IN EXCESS OF
£600,000
FREEHOLD

“A superbly positioned
three double bedroom
detached chalet bungalow
with scope to modernise
close to Southbourne
beach and high street”

Winkworth

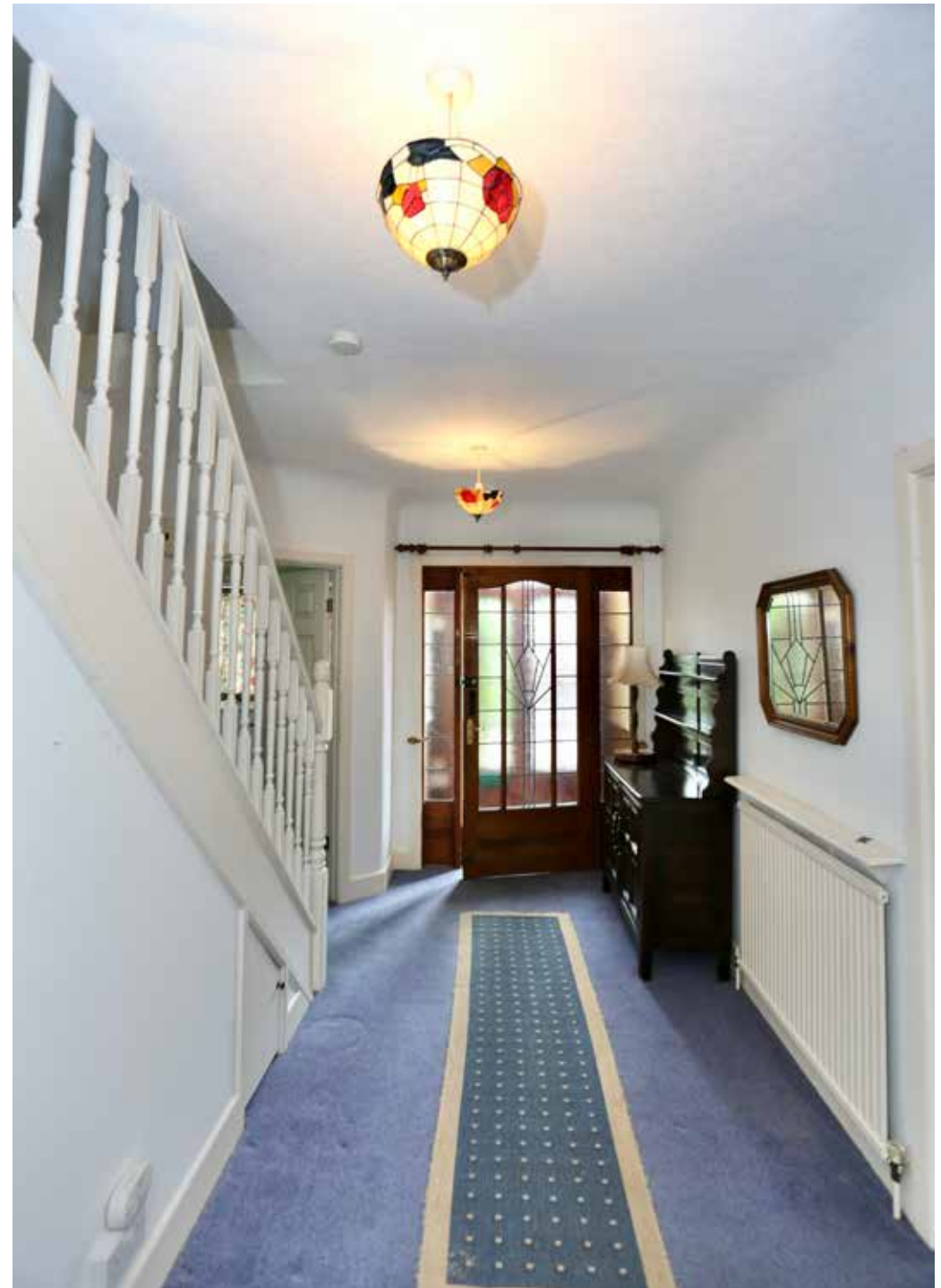
for every step...

OFFERS IN EXCESS OF £600,000

Spacious Lounge
Large Kitchen
Three Double Bedrooms
Home Office
Garage
South Facing Garden
Off Road Parking
Two Bathrooms
Situated Opposite Bowling Green

EPC: TBC | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Guildhill Road?

Guildhill Road is conveniently located close to Southbourne's bustling high street where you will find an array of cafes, shops, restaurants, and transport links. Southbourne's miles of sandy beaches are less than half a mile where you can enjoy a stroll along the promenade from Hengistbury Head through to Sandbanks or take part in the many water sports that are available. This property is located opposite the bowling green enjoying views of the water tower and beyond.

This 3 double bedroom detached chalet bungalow has scope and potential to modernise throughout. The lounge enjoys a dual aspect, flooding the room with light along with a double-glazed bay with doors leading out to the rear garden and feature fireplace. The kitchen/ breakfast room

has a range of units, integrated mid height oven and hob with space and plumbing for washing machine. A large larder provides further storage space with a door leading to the side of the property.

There are 2 bedrooms, both double in size located on the ground floor, serviced by the family bathroom with bath, wash hand basin and WC.

Upstairs, there is a further double bedroom, a shower room with shower, wash hand basin and WC and large attic storage area.

Outside, the property enjoys a patio area for al fresco dining with the remainder laid lawn with mature trees, bushes and shrubs adorning the borders.

A driveway to the left hand side of the property leads to a detached single garage and provides off road parking for 2 vehicles.

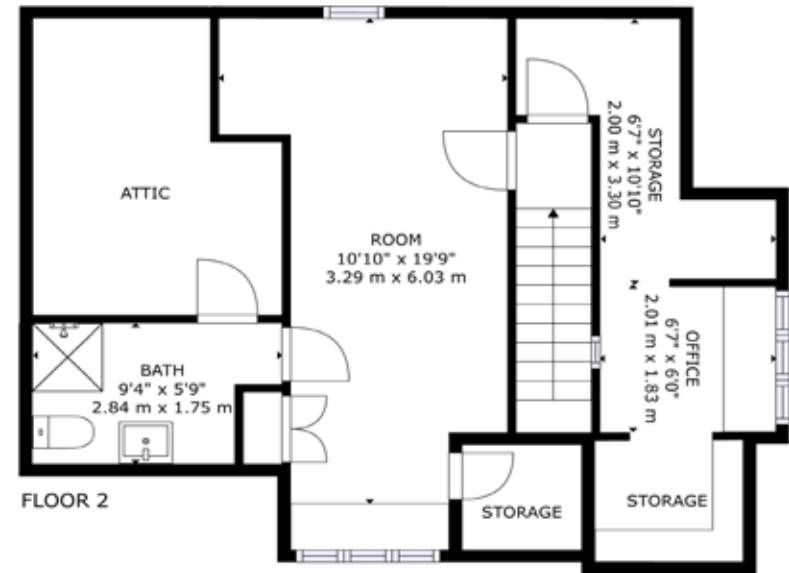
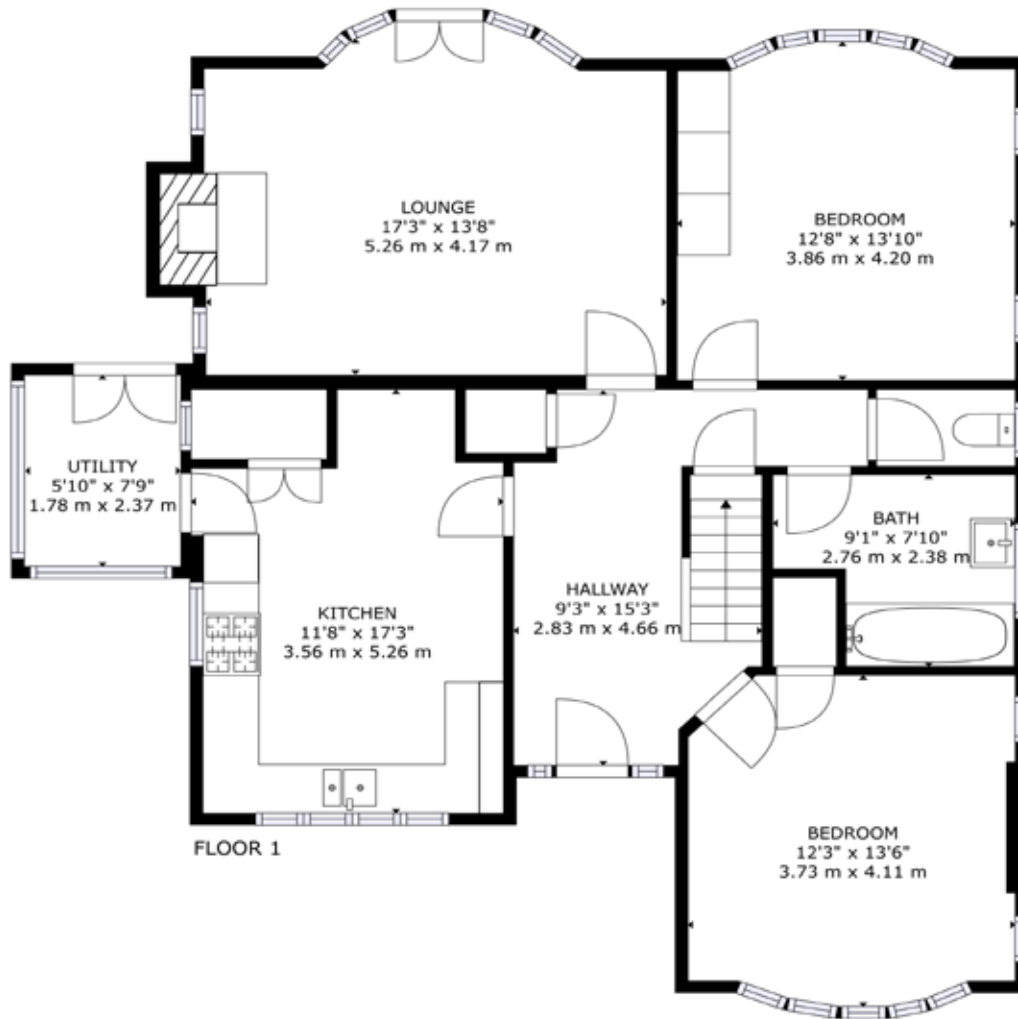


Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.







GROSS INTERNAL AREA
 FLOOR 1: 1078 sq. ft, 100 m², FLOOR 2: 434 sq. ft, 40 m²
 TOTAL: 1512 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.



Ariana Woolrych
awoolrych@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...