



3 CHILCOMBE ROAD
SOUTHBOURNE
BH6 5HN

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

“An exceptionally well presented, two bedroom, two reception, mid terrace house that has been modernised throughout by the current owners, less than half a mile to Southbourne’s vibrant high street”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Two Bedrooms
Two Receptions
Modernised Throughout
Mid Terrace
Open Plan Kitchen / Dining
Less Than Half A Mile To Southbourne High Street
Modern Kitchen
Private Rear Garden

EPC: D | COUNCIL TAX: C | FREEHOLD
01202 434365
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Why Chilcombe Road?

Chilcombe Road is conveniently located within an excellent school catchment and just half a mile to Southbourne high street which has been rejuvenated in recent years to include a number of independent restaurants, cafés, bars and shops. Southbourne cliff tops are less than a mile away with views spanning from the Isle Of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks.

There are a number of water sports available by Boscombe Pier along with a range of beach side bars and cafés to take in along the way. Southbourne enjoys excellent transport links to Christchurch and Bournemouth along with Pokesdown train station for anyone looking to commute.

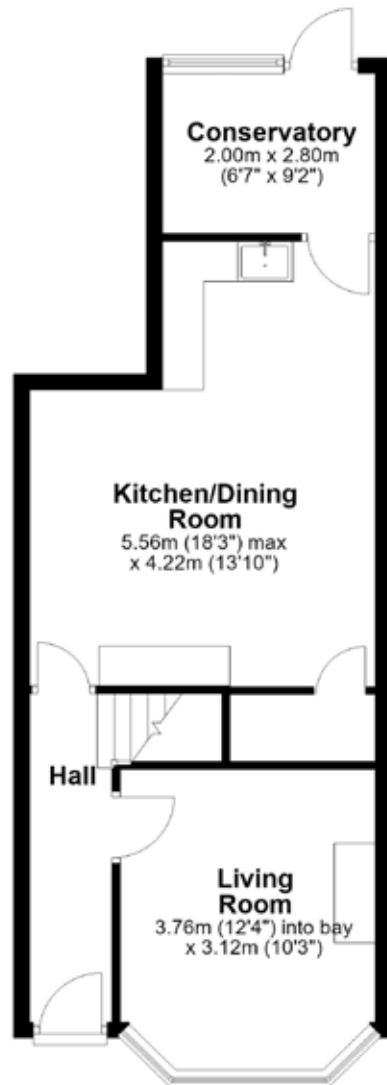
This beautiful mid terrace house has been modernised throughout by it's current owner. The kitchen includes a range of modern cabinets with integrated mid height oven, a central island which houses the hob with overhead extractor with breakfast bar seating for four people with counter tops and flooring to complement. There is space and plumbing for washing machine and fridge freezer. A door leads through to the conservatory which could be used as a dining room and provides direct access tot he rear garden. The lounge is to the front of the property with a feature bay window and fireplace.

There are two bedrooms located on the first floor, both serviced by the spacious family bathroom which incorporates a corner bath, separate shower cubicle, wash hand basin and wc. Outside, the walled rear garden has been laid to patio for low maintenance with a wooden storage shed and gate to path.



Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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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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