



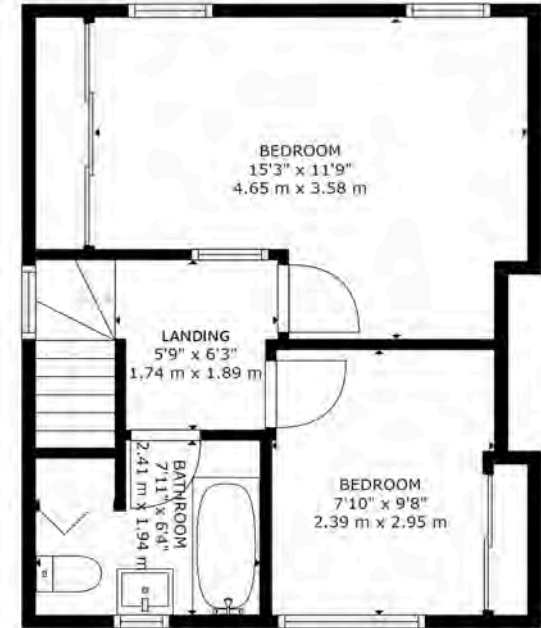
**79 Exton Road**  
Southbourne BH6 5QQ  
**ASKING PRICE £325,000**

**Winkworth**





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 383 sq. ft, 36 m<sup>2</sup>, FLOOR 2: 370 sq. ft, 34 m<sup>2</sup>  
EXCLUDED AREAS: , PORCH: 24 sq. ft, 2 m<sup>2</sup>  
TOTAL: 753 sq. ft, 70 m<sup>2</sup>



ASKING PRICE - £325,000, FREEHOLD

01202 434365 | southbourne@winkworth.co.uk

This two bedroom semi-detached house is situated in a fantastic location, offering two double bedrooms, bathroom, living room, kitchen/diner, garage, off street parking, sunny aspect rear garden and vendor suited. Scope to extend STTP.

- Two Double Bedroom
- Bathroom
- Kitchen / Diner
- Garage
- Scope To Extend
- Excellent Location







Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

**Winkworth Southbourne**  
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**Winkworth**