



24 KIMBERLEY ROAD
SOUTHBOURNE
BH6 5EX

ASKING PRICE
£575,000
FREEHOLD

“A superbly
presented, three
bedroom, two
reception room,
detached family home
with off road parking
and garage a short
distance to
Southbourne high
street”

Winkworth

for every step...

ASKING PRICE £575,000

Detached House
Three Bedrooms
Two Bathrooms
Two Reception Rooms
Ground Floor Cloakroom
Off Road Parking
Garage
Home Office / Gym
Scope To Extend Subject To Planning

EPC: D | COUNCIL TAX: D | FREEHOLD

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Why Kimberley Road?

Kimberley Road enjoys a convenient location approximately half a mile to Southbourne high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants, micro breweries and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are less than mile away with panoramic 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 along with a number of beach side bars, cafe's and restaurants to enjoy along the way. The property further benefits from being in catchment for excellent primary and secondary schools.

This three bedroom detached family home is well presented throughout. The open plan kitchen / dining room is flooded with natural light. The kitchen area is well equipped with a range of cabinets and appliances. The lounge enjoys a feature bay window to the front along with a feature fireplace. Ground floor cloakroom.

Located on the first floor are three bedrooms. Bedroom one benefits from a range of fitted wardrobes and a stylish ensuite shower room. The family bathroom includes a bath, vanity unit with built in wash hand basin and wc, with stylish wall and floor tiles to complement. Outside, the expansive rear garden is mainly laid to lawn leading to a detached garage which has been part converted to include a home office and gym. The outdoor kitchen opens onto a large decked area, ideal for outside dining.





GROSS INTERNAL AREA
 1ST FLOOR: 552 SQ FT, 48.5 m², GROUND FLOOR : 554 SQ FT, 51.4 m²
 TOTAL: 1106 SQ FT, 99.9 m²
 SIZE 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 don't 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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“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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