



52 EXTON ROAD
SOUTHBOURNE
BH6 5EH

**GUIDE PRICE -
£375,000 -£400,000**

“A 1930’s, 2 double bedroom detached bungalow with generous rear garden and scope to extend STPP, a short distance to Iford playing fields, Tuckton and Southbourne.”

Winkworth

for every step...

GUIDE PRICE £375,000 - £400,000

Two Double Bedrooms
Modern Kitchen
Open Plan Living
Modern Bathroom
Off Road Parking
Character Features Throughout
Spacious Rear Garden

EPC: D | COUNCIL TAX: D | FREEHOLD

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Why Exton Road?

Exton Road enjoys a convenient location close to Iford playing fields where you can enjoy a walk along the Stour River along to Tuckton and Hengistbury Head with nearby transport links.

This 2 double bedroom detached bungalow enjoys a spacious kitchen which has been opened up to the lounge making this a light and airy space.

The kitchen has a range of cupboards with freestanding oven and hob with overhead extractor, butlers sink complimented with a solid wood worktop and splash back tiles and tiled flooring while the lounge area enjoys the original character wood flooring.

There is a double glazed door from the kitchen giving direct access out to the rear garden.

Both bedrooms a generous doubles in size with character bay windows to the front elevation and ample space for bedroom furniture.

The family bathroom has a bath with overhead shower and curtain, wash hand basin, wc, fully tiled walls with wood flooring.

The rear garden is generous in size with two paved patio areas ideal for outside dining, one adjoining the rear of the property with the other being accessed via some stairs to a path that leads to the rear of the garden with two storage shed with the remainder laid to lawn.

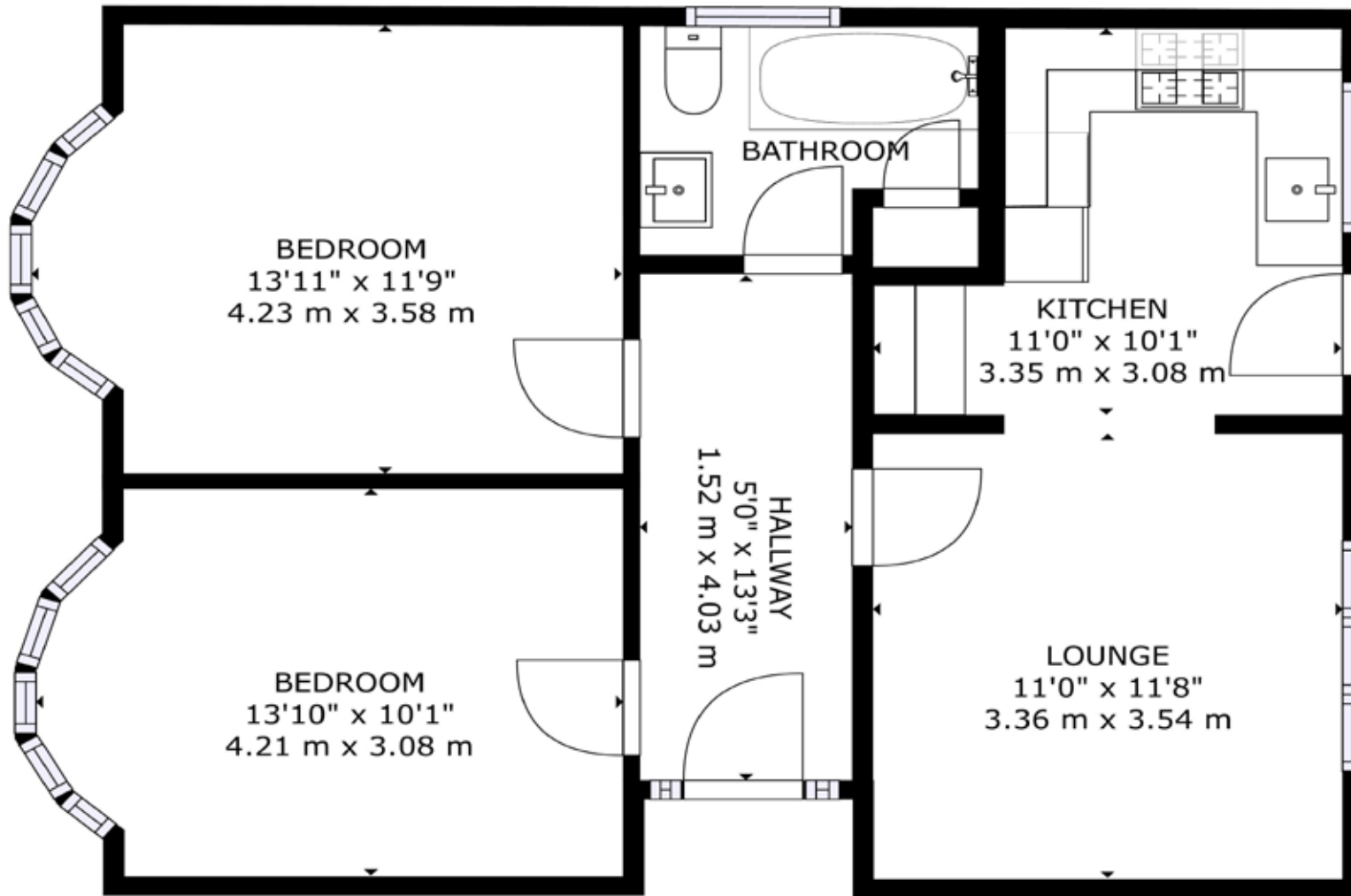
A mature hedgerow to the front of the property offers a good degree of privacy with a small lawned area with a driveway providing off road parking for 2 vehicles.



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 Forrest national park.





GROSS INTERNAL AREA
 FLOOR 1: 646 sq. ft, 60 m²
 TOTAL: 646 sq. ft, 60 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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.



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“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.”



for every step...