



3A BELLE VUE ROAD
SOUTHBOURNE
BH6 3DA

GUIDE PRICE
£900,000-£950,000

“A four double
bedroom detached
chalet bungalow set on
a secluded plot
measuring over a third
of an acre just 500
metres to Southbourne
cliff tops and
Southbourne high
street”

Winkworth

for every step...

GUIDE PRICE £900,000- £950,000

Four Double Bedrooms
Four Bathrooms
Two Reception Rooms
Kitchen / Breakfast Room
Private Plot Measuring Over A Third Of An Acre
Off Road Parking
Garage
500 Metres To Southbourne High Street & Cliff Tops

EPC: D | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Belle Vue Road?

This deceptively spacious and private home is nestled away yet conveniently located just 500 metres to Southbourne cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag and you will 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 with a range of beach side cafés, bars and restaurants to take in along the way. Southbourne high street is approximately 500 metres away and has been rejuvenated in recent years to include a number of independent cafés, bars, micro breweries, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute.

This chalet bungalow offers versatile accommodation. The kitchen / breakfast room is well equipped with a range of modern cabinets, a range master style cooker and space for a fridge freezer. This room flows through to the spacious conservatory with ample space for dining and lounge furniture, underfloor heating and large patio doors providing direct access to the exquisite rear garden.

The conservatory flows through to a further reception which can be closed off for snug winter evenings. Three of the bedrooms are located on the ground floor with bedroom two enjoying an en-suite shower room. The remaining two bedrooms are serviced by the family bathroom and further shower room. The primary suite is located on the first floor with built in wardrobes, shower room and private roof terrace. Dual aspect velux windows flood the room with natural light with two opening



into a balcony to enjoy the views over the garden.

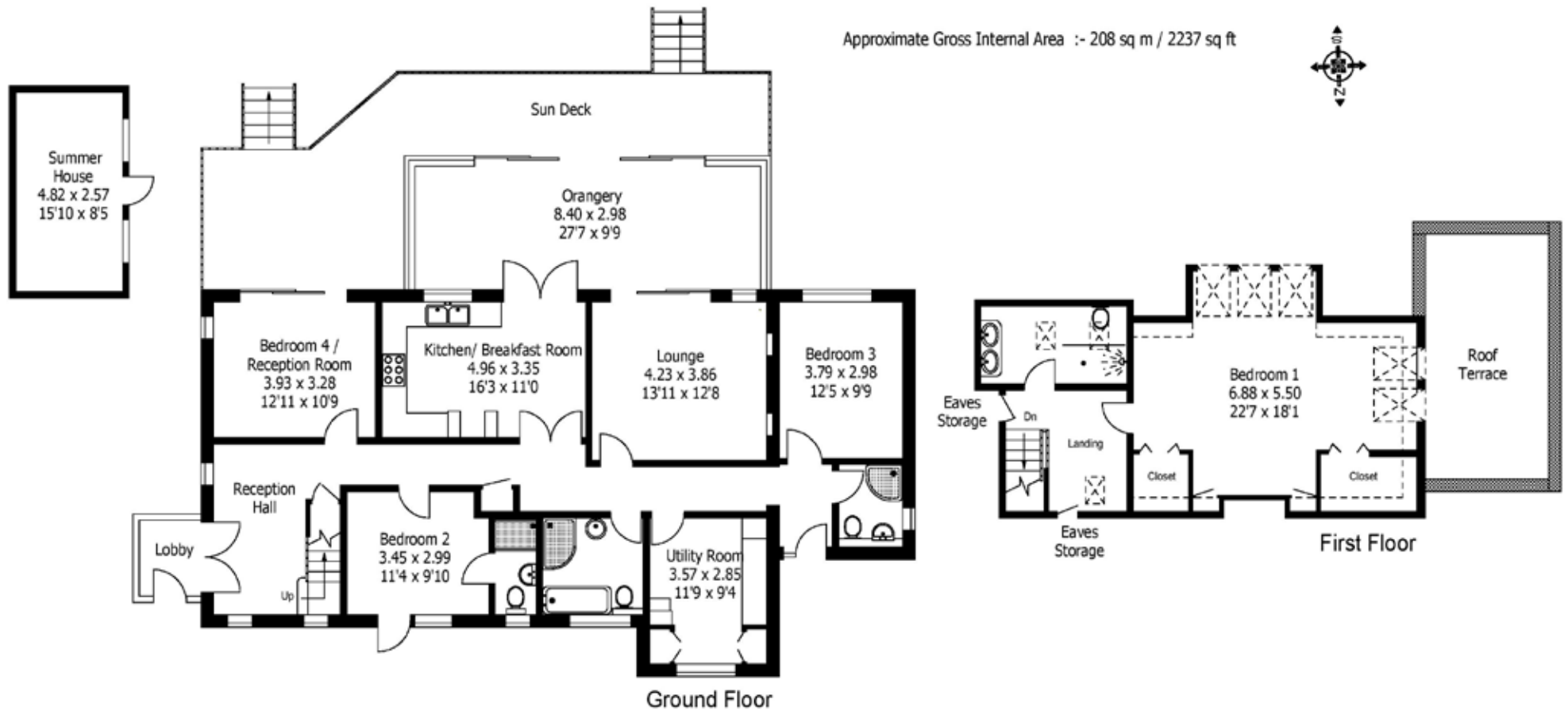
Outside, the beautifully maintained garden benefits from a summer house, used as a home gym and a large raised decked area provides the ideal space for outdoor dining. The garden is adorned with mature trees and shrubs providing total seclusion and privacy. There are further useful wooden storage sheds.

The property is accessed via a long private driveway leading to the property. There is off road parking for several vehicles and a detached single garage.









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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