



49 Leigham Vale Road
Southbourne
BH6 3LR

OFFERS IN EXCESS OF
£550,000

“Superbly located 3 bedroom detached family home with scope to modernise and extend stpp within the enviable Carbery estate with off road parking and detached garage.”

Winkworth

for every step...

OFFERS IN EXCESS OF £550,000

Spacious Lounge
Formal Dining Room
Three Bedrooms
Modern Bathroom
Secluded Garden
Scope To Extend STPP
Off Road Parking
Garage

EPC: C | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Leigham Vale?

Leigham Vale road is set within the sought after Carbery estate which is a short distance to Southbourne high street with local amenities, Southbourne clifftops with its miles of golden sandy beaches and Hengistbury head for nature lovers. This 3 bedroom 2 reception room detached family home offers scope to modernise and extend subject to planning. The lounge enjoys views over the secluded rear garden with double patio doors providing direct access to a large patio area. The dining room has ample space for dining furniture and is located to the front of the property. The kitchen would benefit from some updating and currently has space for an oven and hob, fridge freezer, washing machine and dishwasher. also located on the ground floor is a wc.

There are 3 bedrooms, 2 double in size with 1 single which would make an ideal home office. Bedroom one benefits from a range of fitted wardrobe with space for additional furniture. They are serviced by the modern family bathroom which enjoys a corner bath, quadrant shower, vanity unit with built in wash hand basin and a heated ladder towel rail. Fully tiled walls with vinyl flooring with separate wc.

The garden is tiered in 3 stages, adjacent to the rear of the property is a large patio area ideal for al fresco dining and a summer house. Steps lead up to a large rockery which in turn leads to a lawned area with shrubs and bushes adorning the borders to enjoy the evening sun.

The property has off road parking for one vehicle and a single detached garage, the front garden is laid to lawn with steps leading to the front door.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport with a bustling high street which over recent year has been rejuvenated to include many independent café's, restaurants, deliquescent and boutique style shops.

With its own trains station (Pokesdown), providing direct links to Southampton, Southampton Airport, Winchester and London which is approximately 100 miles away.



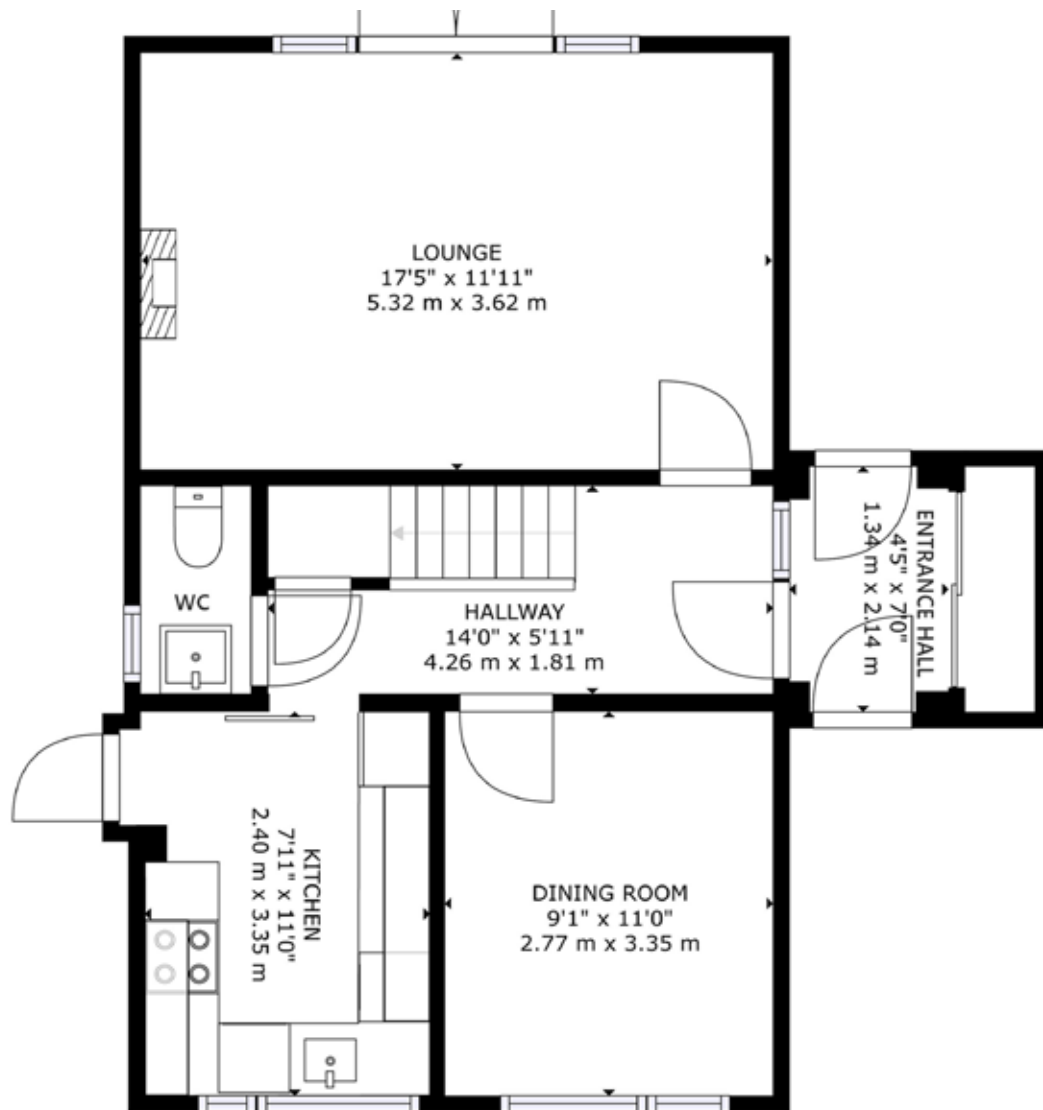


The award winning blue flag sandy beaches are located approximately two miles away with a level walk promenade extending from Hengistbury Head through to Sandbanks.

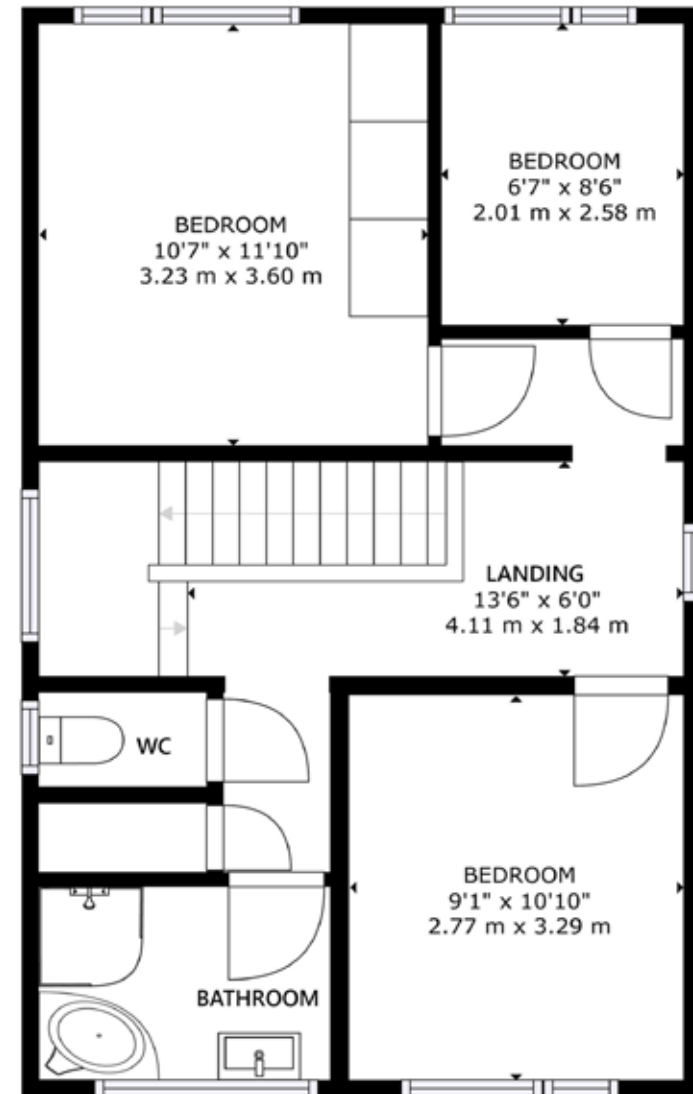
A local bus service provides links to Bournemouth, Poole and Christchurch with different shopping experience in each location, together with a number of restaurants and bars providing a vibrant nightlife.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 625 sq. ft, 58 m², FLOOR 2: 566 sq. ft, 53 m²
 TOTAL: 1191 sq. ft, 111 m²
 SIZES 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 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.



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...