



6 Springbank Road
Littledown, BH7 7EN
GUIDE PRICE £475,000 - £500,000

Winkworth





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Winkworth Southbourne are delighted to present this well maintained, spacious four bedroom, two bathroom home situated in the popular Littledown estate. On entering the property you have an entrance porch with separate WC, leading through to a hallway with doors to the lounge and kitchen. The spacious lounge / dining room leads to the double glazed conservatory at the rear with doors to the picturesque garden. The open plan kitchen / breakfast room is spacious and has ample work top space and a range of units and a gas hob. the archway leads through to the dining / breakfast area with a door to the rear garden and another to the access the garage.

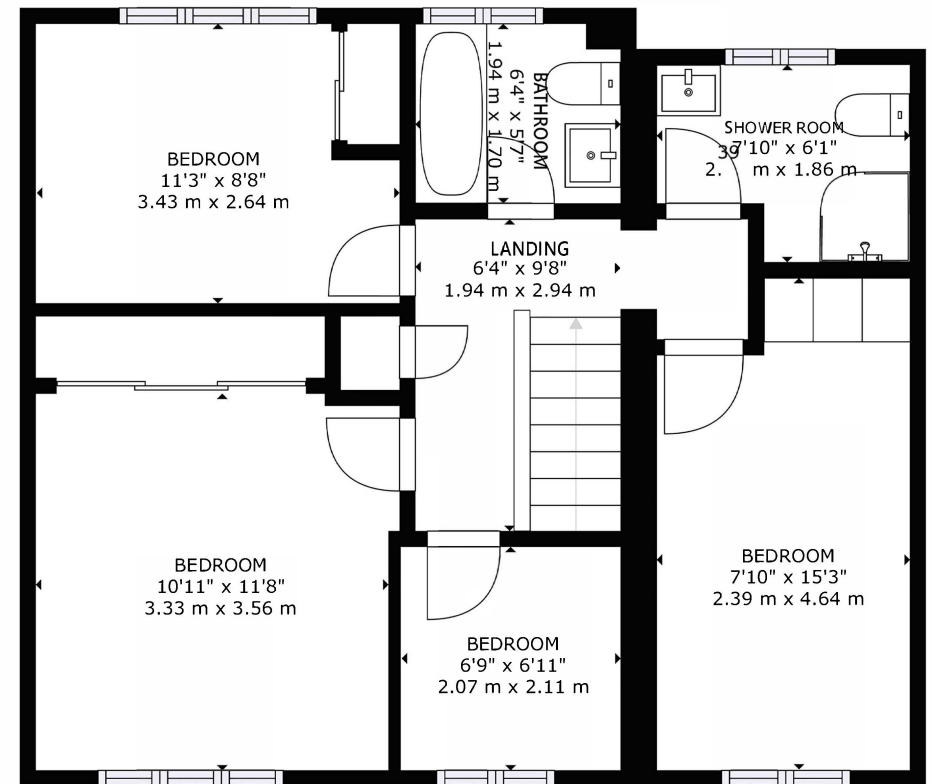
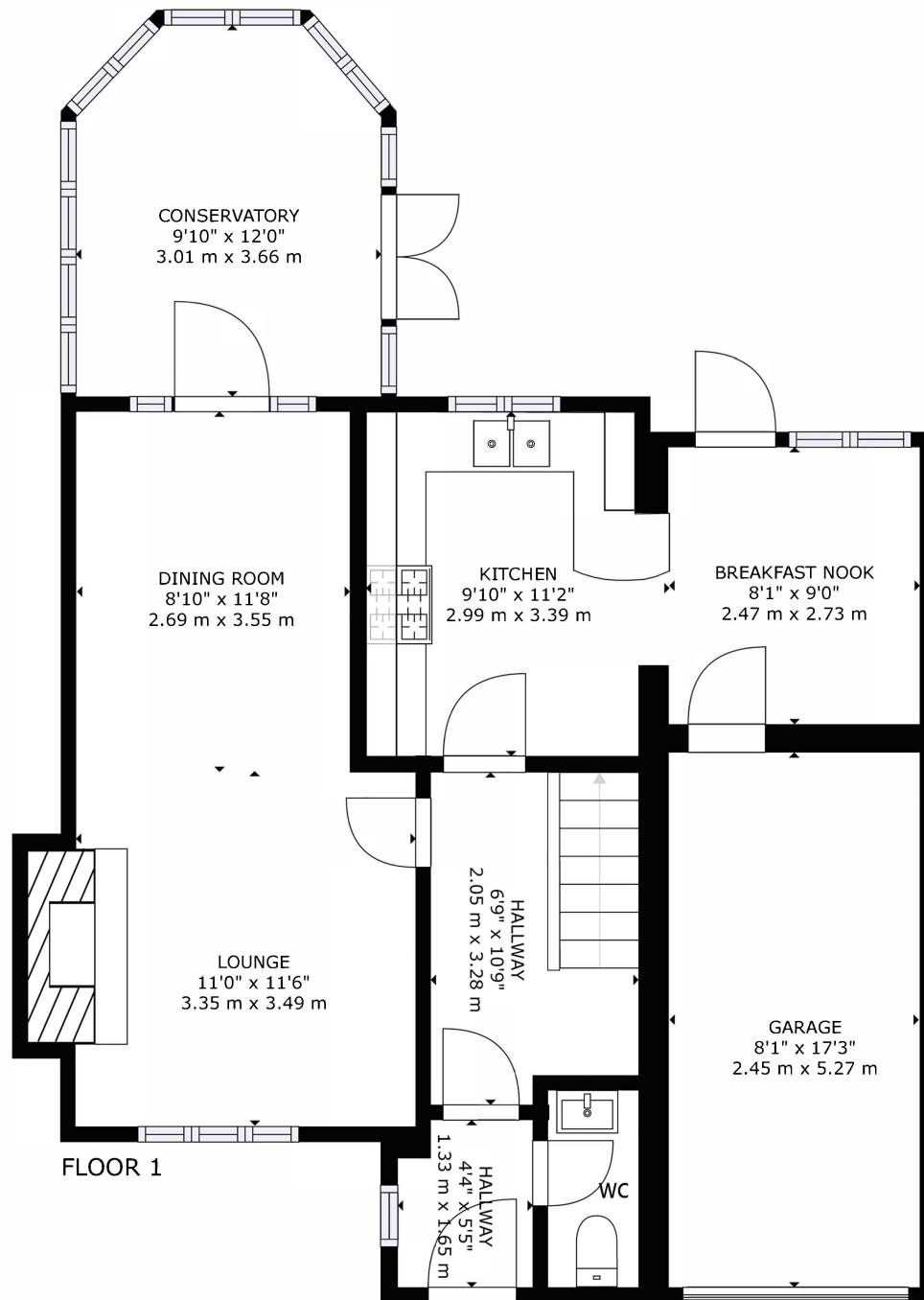
Moving upstairs to the first floor, you will discover three double bedrooms and a single bedroom. The largest bedroom has fitted wardrobes along one wall. The home also benefits from two separate bathrooms, one with a bathtub, WC and washbasin, the other with a stand alone shower, WC and hand-wash basin.

the exterior of the property has off road parking for two vehicles at the front and overlooks a grassy open space, and side access gate to the rear garden with a range of shrubs and lawn area.

Four Bedrooms | Two Bathrooms | Garage | Off-road Parking | Conservatory |
Open-plan Kitchen | Popular Location |

EPC: C | COUNCIL TAX E | FREEHOLD





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 621 sq. ft, 58 m², FLOOR 2: 666 sq. ft, 62 m²
 EXCLUDED AREAS: , CONSERVATORY: 110 sq. ft, 10 m²
 GARAGE: 140 sq. ft, 13 m²
 TOTAL: 1287 sq. ft, 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Littledown is located approximately 2 miles from Southbourne and offers a number of amenities including sports centre and hospital. Local shopping facilities can be found at Pokesdown and includes Sainsburys Local and Tesco Express. On the edge of Southbourne there are the award-winning blue flag sandy beaches which extend via a level walk promenade 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.

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