



100 WATCOMBE ROAD
SOUTHBOURNE
BH6 5LP

OFFERS IN EXCESS OF
- £450,000
FREEHOLD

“ A charming, four
bedroom, two
bathroom detached
family home with off
road parking and a
large rear garden. No
forward chain.”

Winkworth

for every step...

OIEO £450,000

Detached Family House
Four Bedrooms
Two Bathrooms
Two Reception Rooms
Large Rear Garden
Off Road Parking
Detached Garage
No Forward Chain

EPC: D | COUNCIL TAX: D | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Watcombe Road?

Watcombe Road is a sought after, tree lined street ideally situated for local amenities, recreation facilities and transport links. This is an excellent opportunity to purchase a substantial family home with four bedrooms, two bathrooms and two reception rooms.

The ground floor consists of a spacious lounge with an open fireplace and large double glazed windows allowing ample light to fill the room whilst to the rear, the family dining room leads through to the spacious kitchen with a range of units and space for appliances. A side door leads to the rear garden and there is scope to open both rooms up to become an open plan living / kitchen space. There is also a convenient WC and large larder cupboard on the ground floor.

The first floor benefits from four bedrooms, three of which are double in size. The largest bedroom sits to the front of the home and has built in storage cupboards and double glazed windows, whilst a second double room to the rear offers an ensuite shower room, the other bedrooms are all serviced by the family bathroom with over head shower and separate WC.

The front of the home has a charming exterior with off road parking for 2 vehicles and a low maintenance garden. The rear of the property benefits from a large lawn area with mature border shrubs and a detached garage. The property has been fitted with solar panels for both heating and hot water.

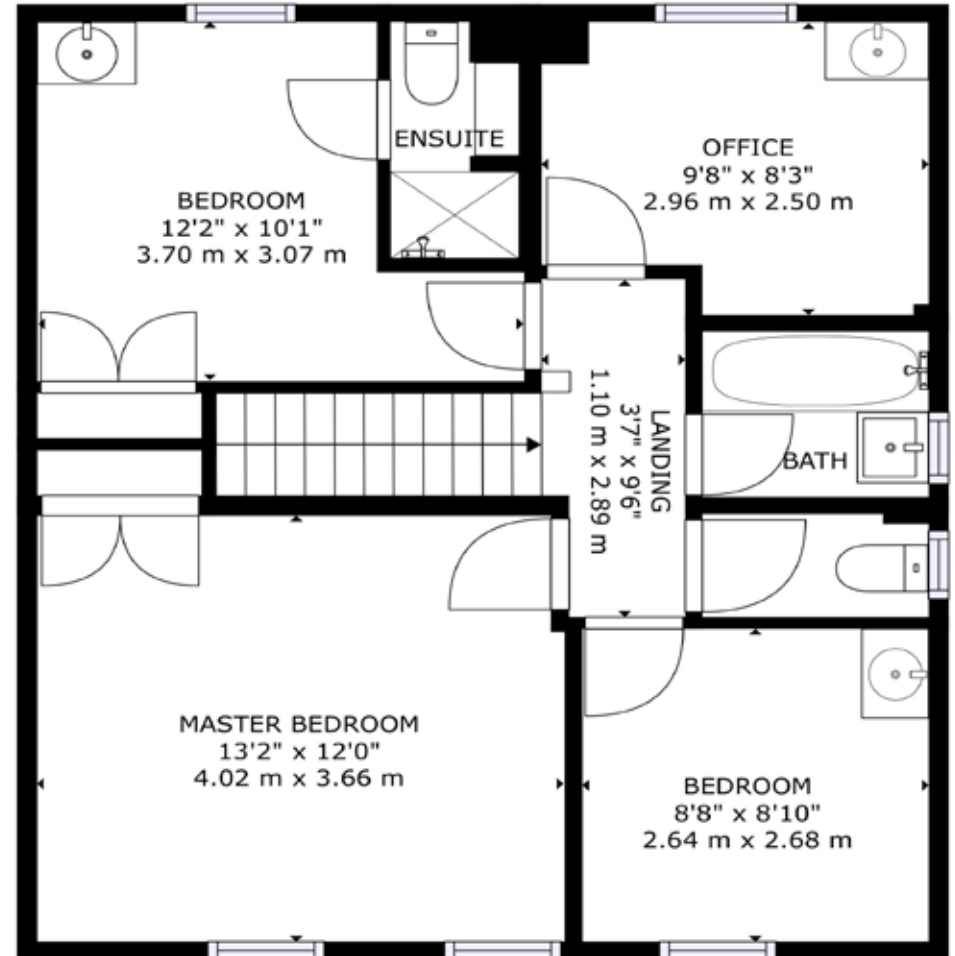
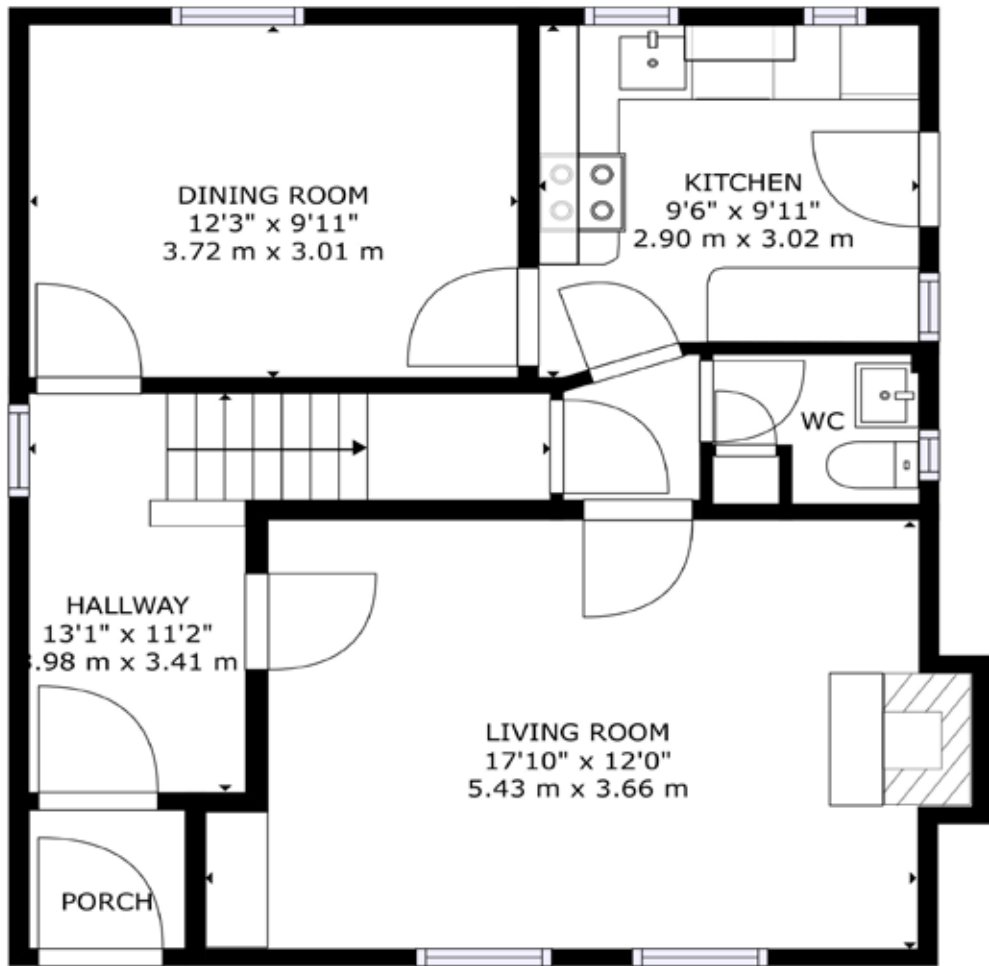


Why Southbourne?

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 cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 569 sq. ft, 53 m2, FLOOR 2: 578 sq. ft, 54 m2
 TOTAL: 1148 sq. ft, 107 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...