



13 INVERLEIGH ROAD
Southbourne, BH6 5HA
OFFERS IN EXCESS OF - £475,000

Winkworth





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FREEHOLD

01202 434365 | southbourne@winkworth.co.uk

An extended and modernised, detached, three bedroom, family home with open plan living space and a south facing rear garden.

This beautifully presented family home has been modernised and extended to create a wonderful open plan kitchen / living / dining Room . The kitchen has been modernised with light gray, contemporary shaker style units and light, granite counter tops, a ceramic hob and tiled back splash. The kitchen leads round into the open plan living and dining space with large skylights allowing lots of light into the room.

The formal lounge has ample space for a range of furniture and makes a cozy space to relax. The spacious hallway has been tastefully decorated and also benefits from a downstairs shower room.

Upstairs the family bathroom has a modern tiling and suite comprising off WC, washbasin / vanity unit and bathtub with overhead shower.

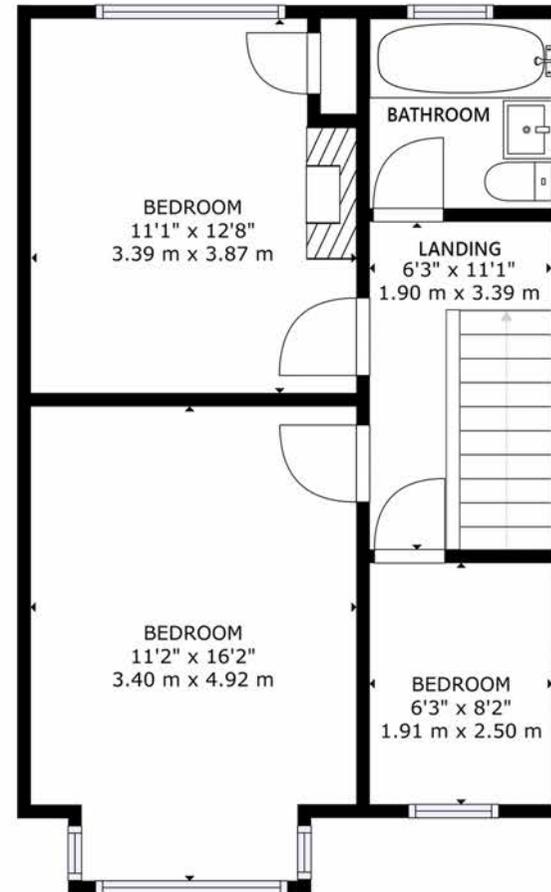
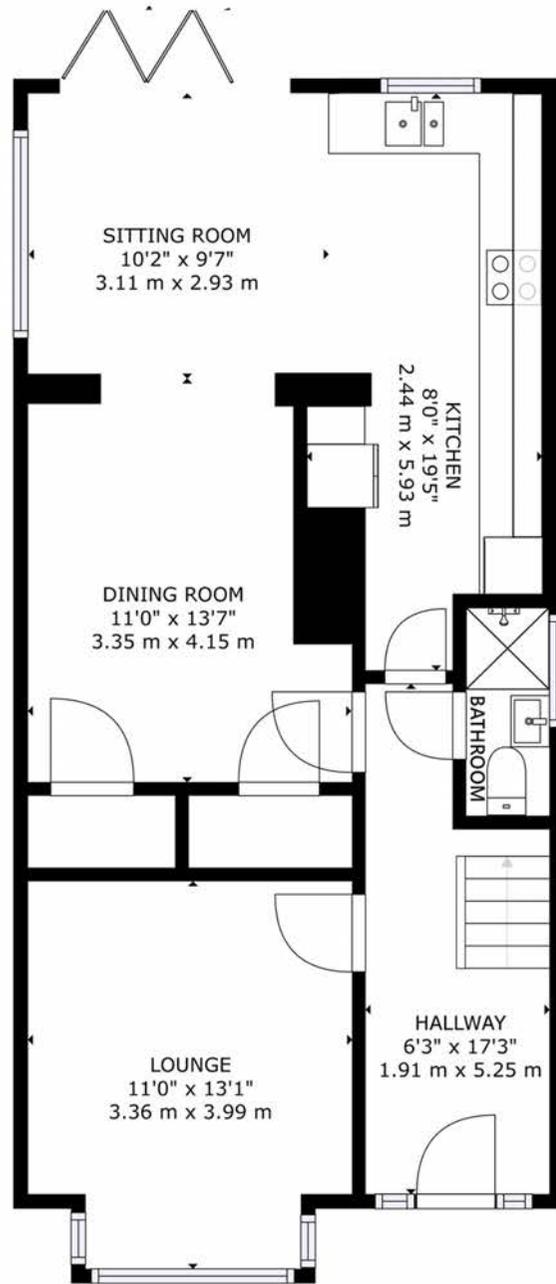
Two of the three bedrooms are large doubles, bedroom one to the front of the property is very spacious with a large window and plenty of space, the second bedroom is also a large double room with a feature fireplace and bedroom three is a single room which could also be utilised as a home office.

The south facing rear garden is spacious and benefits from a sunny patio area as well as a lawn space and side access to the front of the property.

**Three Bedrooms | Modern Bathroom | single story extension |
Open Plan | Modern Kitchen | South Facing Rear Garden |
Downstairs Shower room |**

EPC: C | COUNCIL TAX D





FLOOR 2

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.



Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending 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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