



16 GRANGE ROAD
BOURNEMOUTH
BH6 3NY

FREEHOLD
GUIDE PRICE
£775,000 - £800,000

“A four bedroom, two
reception room,
detached family home
with generous rear
garden, off road
parking and garage
less than 100 metres to
Southbourne cliff tops”

Winkworth

for every step...

GUIDE PRICE £775,000 - £800,000

Four Bedrooms
Two Reception Rooms
Open Plan Kitchen / Breakfast Room
Less Than 100 Metres To Southbourne Cliff Tops
Balcony From Primary Bedroom
Generous Rear Garden
Off Road Parking
Garage

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





Why Grange Road?

Grange Road is ideally located less than 100 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 to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side restaurants, bars and cafés to take in along the way.

Southbourne high street is less than a mile away. The high street has been rejuvenated within recent years to include a number of independent cafés, restaurants, bars and a number of convenience shops along with excellent transport links to Bournemouth and Poole and Pokesdown train station for anyone looking to commute.

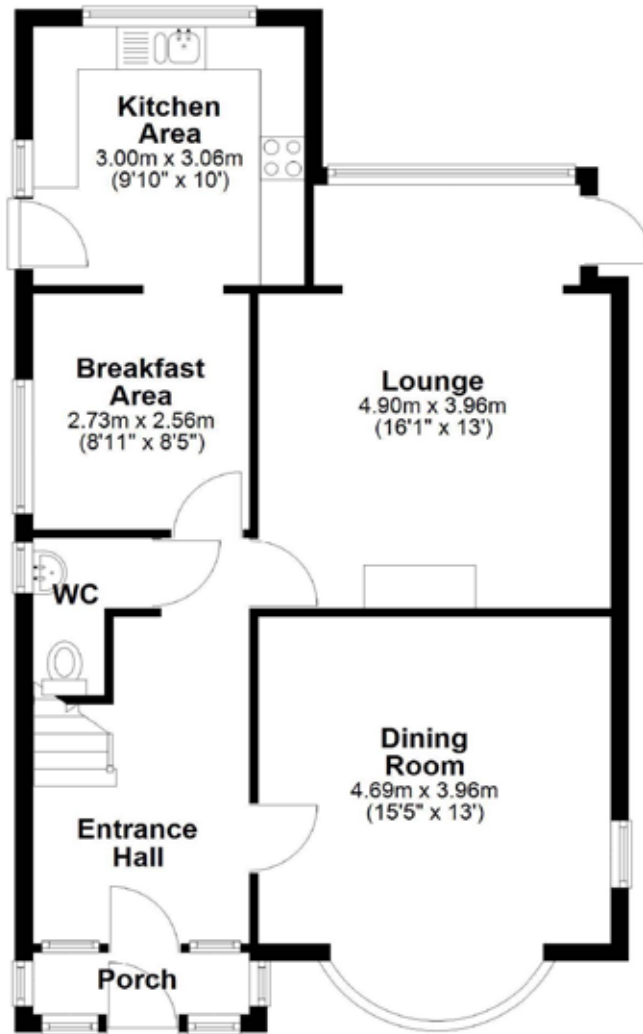
This spacious detached family home enjoys an open plan kitchen / breakfast room with a range of modern fitted cabinets, integrated appliances with counter tops to complement. Tiled flooring runs through to the breakfast room. The lounge has a feature box bay window with direct access to the rear garden. The dining room enjoys a bay window to the front of the property.

There are four bedrooms located on the first floor with the primary enjoying a balcony with views over the rear garden. The family bathroom has a bath with over head shower, wash hand basin and wc. Outside, there is a patio adjoining the property, ideal for al fresco dining. The remainder is laid to lawn with mature shrubs offering a good degree of seclusion leading to a summer house. To the front of the property there is off road parking and a single garage



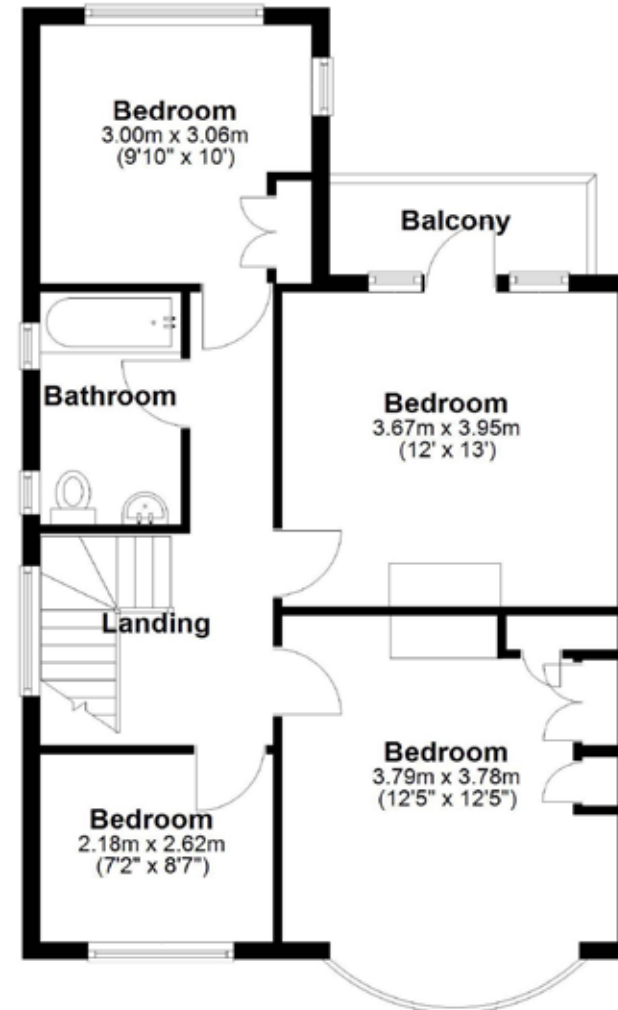
Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Main area: approx. 59.6 sq. metres (641.9 sq. feet)
Plus balconies, approx. 3.5 sq. metres (37.5 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556008)

Plan produced using PlanUp.

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Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“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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