



59 LEIGHAM VALE
ROAD
SOUTHBOURNE
BH6 3LR

FREEHOLD
ASKING PRICE
£800,000

“A beautifully
presented, three
double bedroom,
detached family home
with off road parking
for several vehicles
and double garage set
within the heart of the
Carbery Estate”

Winkworth

for every step...

ASKING PRICE £800,000

Three Double Bedrooms
Two Bathrooms
Open Plan Kitchen / Dining / Day Room
Off Road Parking For Several Vehicles
Double Garage
Private Rear Garden
Sought After Location

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





Why Leigham Vale Road?

Leigham Vale Road is located in the heart of the prestigious Carbery Estate, just 850 metres to Southbourne high street which has been rejuvenated in recent years to include a number of independent shops, cafés, restaurants and micro breweries, along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute. Southbourne beach is less than a mile away where you can find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafés, bars and restaurants to take in along the way.

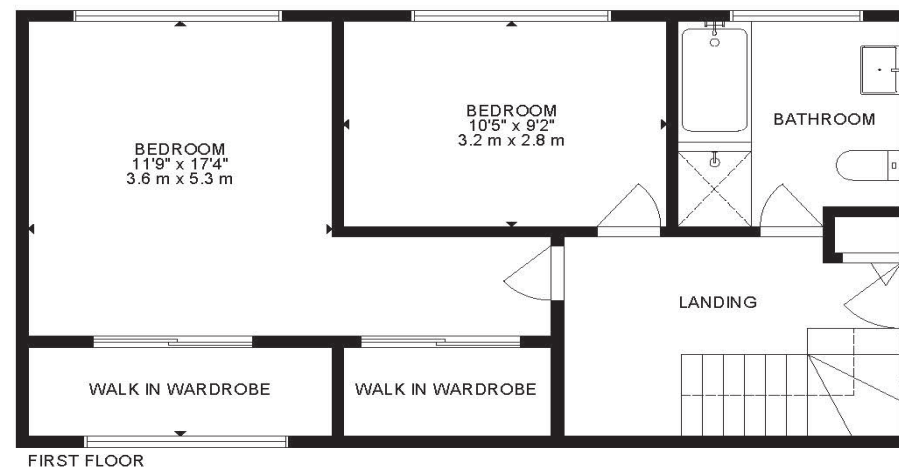
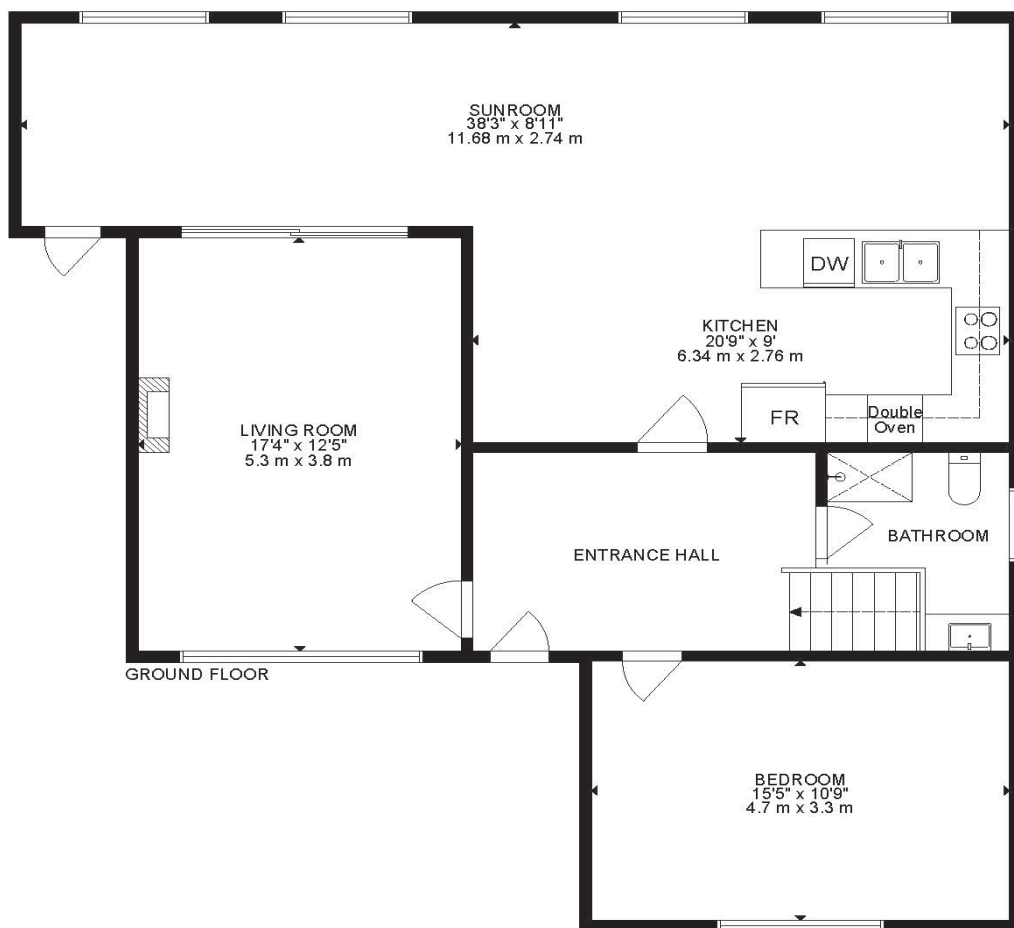
This three bedroom detached family home is well presented

throughout. The open plan kitchen / dining / day room is the hub of the house. The kitchen area is well equipped with a range of modern cabinets, mid height double oven with integrated appliances and space for American style fridge freezer. Sliding patio doors give direct access to a large decked area ideal for outside dining. There is a separate lounge enjoying a dual aspect with doors leading into the day room continuing the flow. One of the bedrooms is located on the ground floor and serviced by the ground floor shower room.

Upstairs, there are a further two bedrooms, the primary benefiting from built in sliding wardrobes and a dressing area. Both bedrooms are serviced by the family bathroom which includes a bath with separate shower cubicle, wash hand basin and wc. Outside, the rear garden is tiered with stairs leading to each tier. Off road parking to the front with double garage.







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.



Lori Leon

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“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.”

Winkworth

for every step...