



53 LEIGHAM VALE  
ROAD  
SOUTHBOURNE  
BH6 3LR

ASKING PRICE  
£650,000  
FREEHOLD

“A three bedroom detached family home, set in an enviable location in the heart of the Carberry estate and less than half a mile to Southbourne”

**Winkworth**

for every step...

OFFERS OVER - £650,000

Three Bedrooms  
Three Bathrooms  
Kitchen / Breakfast Room  
Recently Re Modelled & Modernised Throughout  
Off Road Parking & Garage  
Secluded Rear Garden  
Enviably Location

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







## Why Leigham Vale?

Leigham Vale Road is situated in the heart of the Carberry Estate less than half a mile to Southbourne high street which has been rejuvenated in recent years to include a range of independent shops, cafes, restaurants along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. The clifftops are also located approximately half a mile where you can enjoy the panoramic views from The Isle Of Wight to Old Harry Rocks or take a stroll down the zig zag to the miles of golden sandy beach and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side restaurants and bars to take in along the way, whatever you decide, there is something for everyone to enjoy.

This three bedroom detached house has been re modelled and modernised throughout. The kitchen / breakfast room includes a range of storage cupboards and enjoys large patio doors, flooding the room with natural light. There are two bedrooms located on the ground floor. The larger bedroom has private access and an en-suite ideal for home and income. The second bedroom could be used as a home office with use of the ground floor shower room and private entrance.

The first floor accomodation enjoys a spacious lounge with views over the rear garden. There is a further bedroom with dressing area serviced by the family shower room with modern fitted shower, wash hand basin and wc, with wall and floor tiles to complement.

The rear garden is mainly laid to lawn with a patio providing the ideal space for outside entertaining.



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.”

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