



20  
LIVINGSTONE ROAD  
BOURNEMOUTH  
DORSET  
BH5 2AS

GUIDE PRICE  
£700,000 - £725,000  
FREEHOLD

“A substantial four bedroom, two reception room detached family home, with a self contained annexe and off road parking. Approximately 300 meters to Southbourne High Street.”

**Winkworth**

for every step...



GUIDE PRICE £700,000 - £725,000

Four Bedrooms  
Two Reception Rooms  
Two Bathrooms  
Off Road Parking  
Annexe with Private Entrance  
Approximately 300 meters to Southbourne High Street  
Cabin in the Rear Garden  
Ideal Home And Income

EPC: D | COUNCIL TAX: C | FREEHOLD

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southbourne@winkworth.co.uk





## Why Livingstone Road?

Livingstone Road is conveniently located just 300 meters to Southbourne's vibrant high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants, bars and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are approximately half a mile away where you can admire the panoramic 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 along with a number of beach side cafés and restaurants to take in along the way. Whatever you decide to-do, there is something for everyone to enjoy. This property is ideal for anyone looking for convenient coastal living.

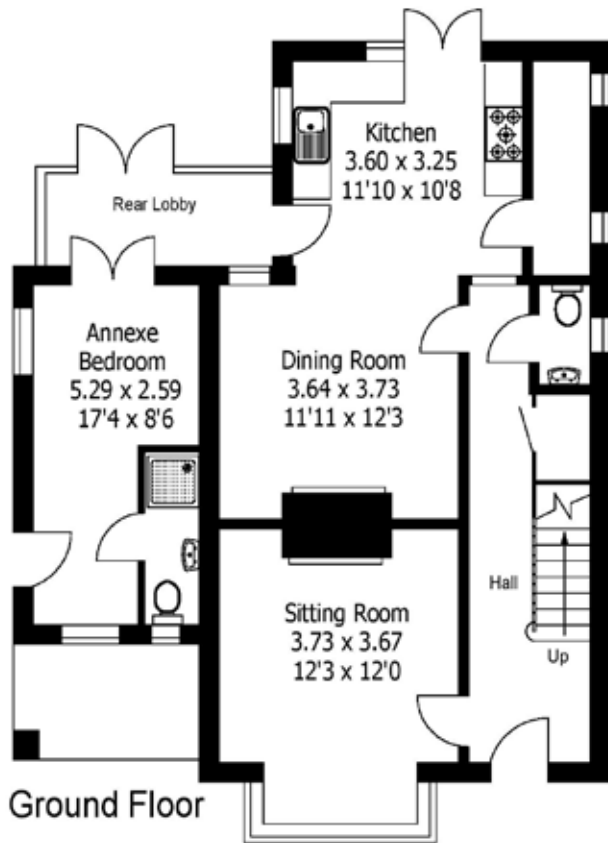
This substantial family home enjoys an open plan kitchen/lounge/dining room. The kitchen area includes a range of country kitchen cupboards with a range master style oven, solid wood worktops to complement with original wooden flooring running throughout. A door leads to a large larder / utility area. Double doors provide direct access to the rear garden and flood the room with natural light. The separate lounge enjoys a feature fireplace for cosy winter evenings.

Located on the first floor are four double bedrooms serviced by two bathrooms. The annex benefits from a separate side entrance and en-suite shower room, ideal for home and income. The garden has a raised decked area adjoining the rear of the property, mature shrubs adorn the borders with the remainder laid to lawn. There is a log cabin providing further accommodation or ideal home office. There is a further shed / workshop, ideal for bike storage.

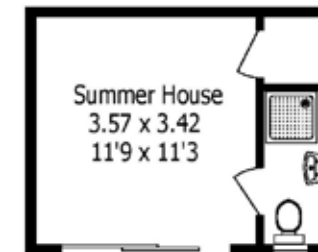
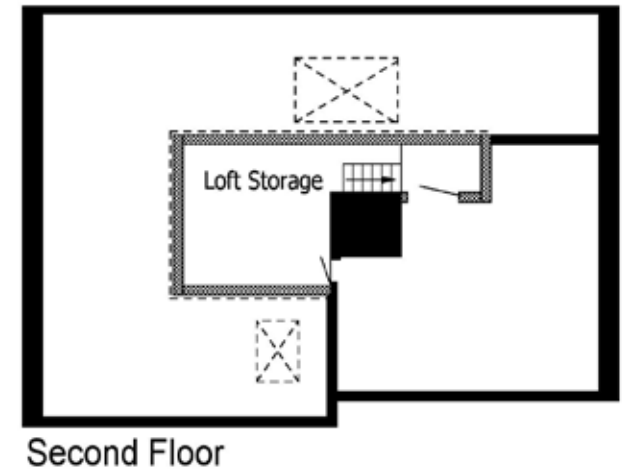
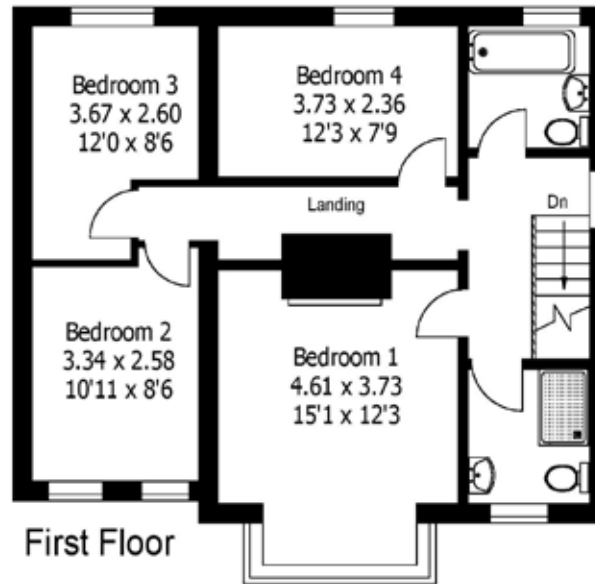








Approximate Gross Internal Area :- 150 sq m / 1615 sq ft  
 Excluding Loft Storage  
 Summer House Approximate Gross Internal Area :- 16 sq m / 170 sq ft



**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

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“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.”

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