



78 IRVING ROAD
SOUTHBOURNE
BH6 5BJ

ASKING PRICE
£550,000

“A three bedroom, two
reception room,
detached family home
with off road parking,
less than a mile to
Southbourne cliff tops”

Winkworth

for every step...

ASKING PRICE - £550,000

Three / Four Bedrooms
One / Two Reception Rooms
Sun Room
Kitchen / Breakfast Room
Two Bathrooms
Off Road Parking For Two Vehicles
Less Than A Mile To Southbourne Cliff Top

EPC: E | COUNCIL TAX: D | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Irving Road?

Irving Road is conveniently located just 850 metres to Southbourne high street which has been rejuvenated over recent years to include a range of independent cafés, restaurants and convenience shops. Southbourne enjoys excellent transport links along with Pokesdown train station for anyone looking to commute.

Southbourne cliff tops are less than a mile away where you can enjoy the panoramic views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag and you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier, along with a number of beach side bars, restaurants and cafés. Whatever you choose to do, there is something for everyone.

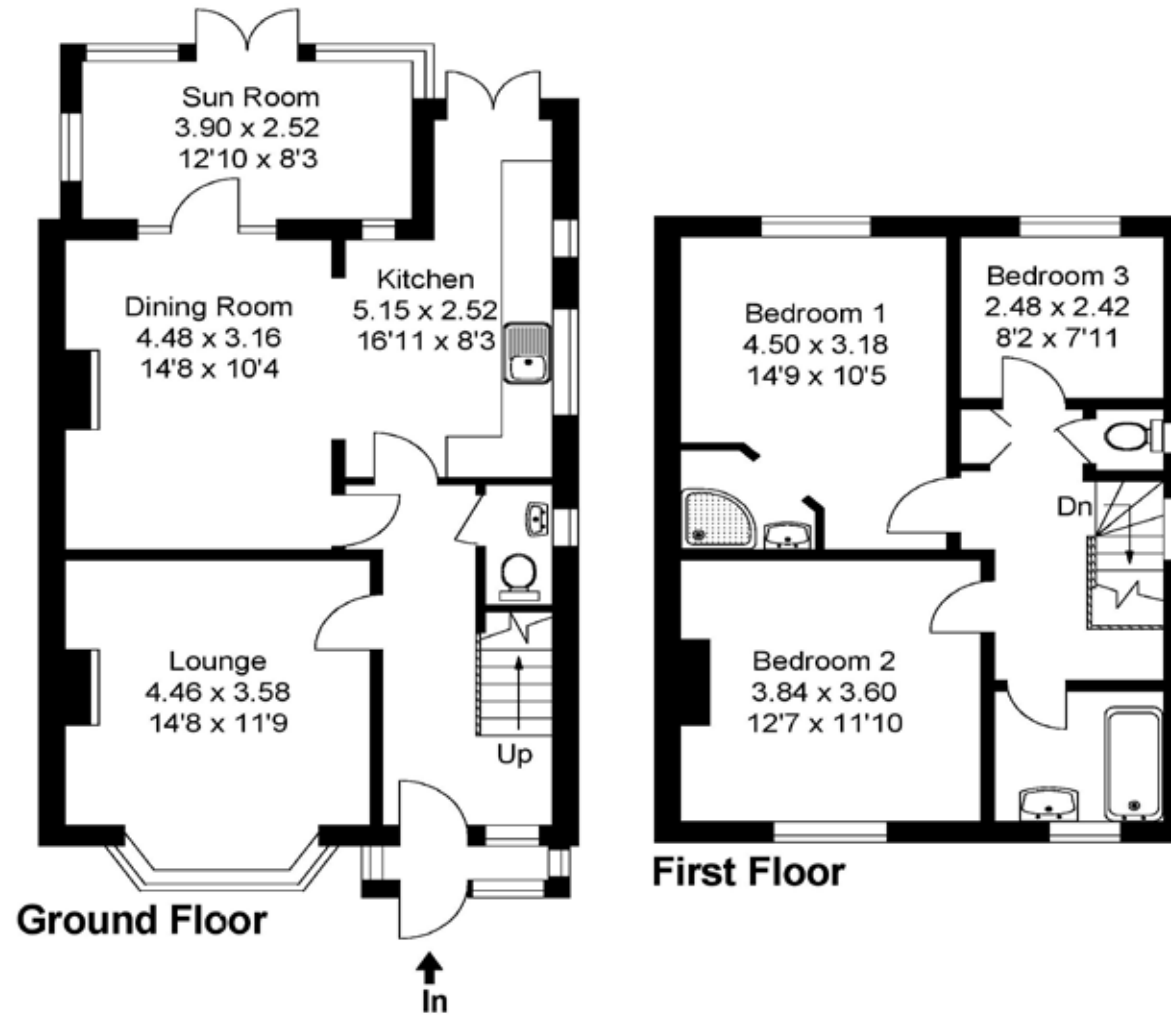
This three bedroom, two reception room detached family home is well presented throughout. The kitchen incorporates a range of storage cupboards with space and plumbing for free standing oven and hob, slimline dishwasher, washing machine and under counter fridge / freezer. There is breakfast bar seating for two people and double patio doors giving direct access to the rear garden.

There are three bedrooms located on the first floor. Bedroom one benefits from en-suite shower room with the remaining bedrooms serviced by the family bathroom. This includes a bath with overhead shower, vanity unit with built in wash hand basin, WC with stylish wall tiles.

Outside, a patio area adjoins the rear of the property with the remainder laid to lawn.



Approximate Gross Internal Area :- 110 sq m / 1183 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

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.



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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.”

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

Winkworth

for every step...