



7 PERCY ROAD  
BOSCOMBE  
BH5 1JF

ASKING PRICE  
£1,750,000  
FREEHOLD

“An exquisite seven bedroom, four bathroom, four reception room detached family home with off road parking for several vehicles and a detached garage just 550 metres to miles of golden sandy beach”

**Winkworth**

for every step...

ASKING PRICE £1,750,000

Seven Bedrooms  
Four Bathrooms  
Four Reception Rooms  
Immaculately Presented Throughout  
Character Features  
Off Road Parking For Several Vehicles  
Detached Garage  
550 Metres To The Beach  
Set Over Three Floors

EPC: D | COUNCIL TAX: G | FREEHOLD  
01202 434365  
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## Why Percy Road?

Percy Road is conveniently located just 550 metres to Boscombe Pier where you can find miles of golden sandy beach and panoramic views from the Isle of Wight to Old Harry Rock along with a promenade stretching from Hengistbury Head to Sandbanks. A range of water sports are available by the pier along with a number of bars, restaurants and cafés to take in along the way.

Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists.

Approximately a mile away is Southbourne vibrant high street which has been rejuvenated over recent years to include numerous independent restaurants, cafés and convenience shops, excellent transport links and Pokesdown train station for anyone looking to commute.

This substantial family home offers versatile accommodation boasting seven bedrooms with four reception rooms. The kitchen / breakfast room has been stylishly fitted to include a range of modern shaker style cabinets with twin integrated double ovens, hob with overhead extractor and appliances. A central island provides further under counter storage, a wine cooler and breakfast bar seating for more casual dining. The kitchen opens through to the dining room which is flooded with natural light and double doors giving direct access to the rear garden.

Located on the first floor are five double bedrooms. Bedrooms one and two both benefit from built in wardrobes and en-suite shower rooms. The remaining bedrooms are serviced by the family bathroom includes a bath with overhead shower and glass shower screen, vanity unit with built in wash hand basin and wc.

Located on the second floor are a further two bedrooms along with a further shower room, wash hand basin and wc.



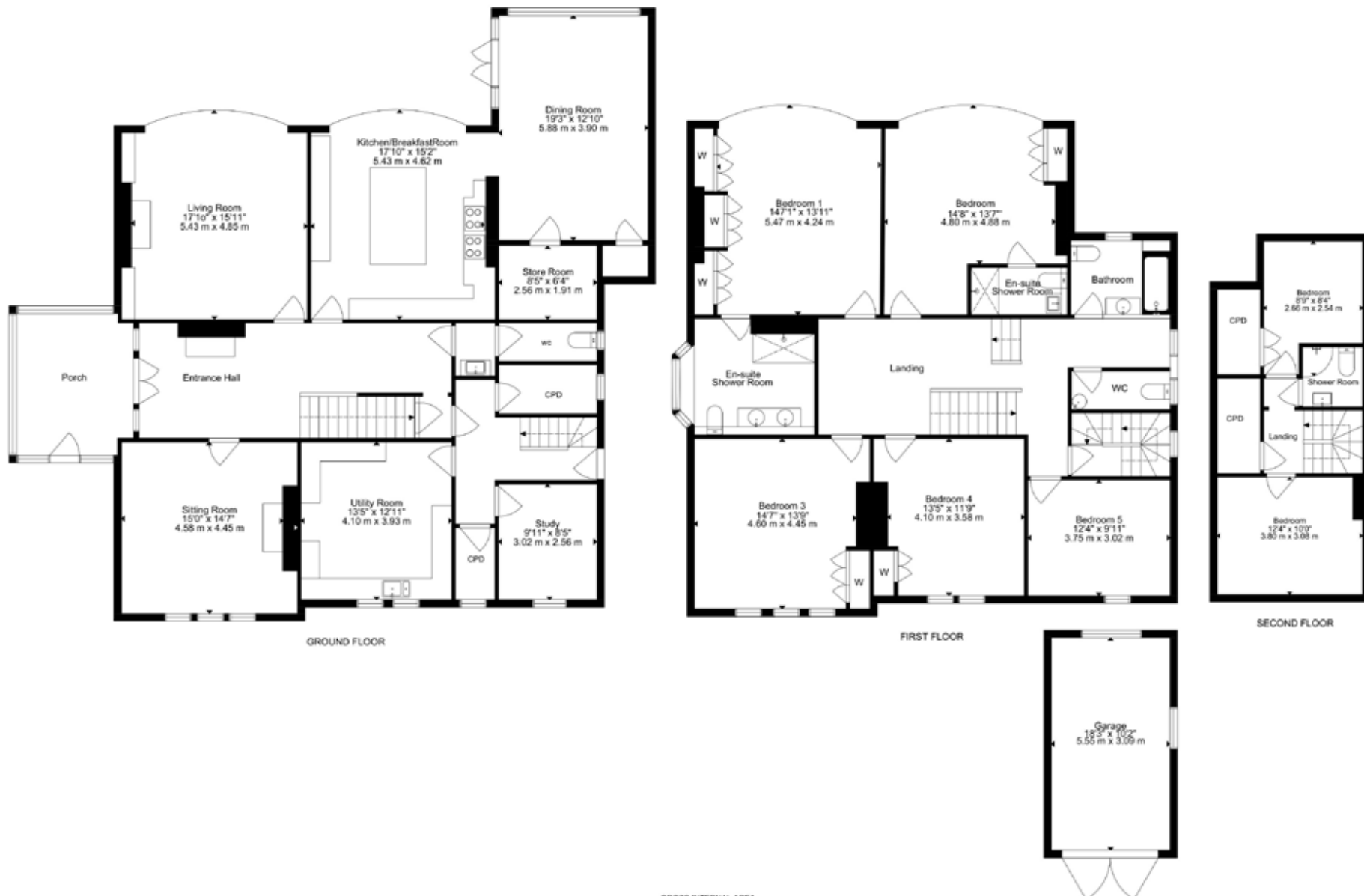
Outside, the grounds are very well maintained. A large patio area adjoins the rear of the property providing the ideal space for al fresco dining and entertaining. Mature trees and shrubs provide a good degree of seclusion, well stocked flowers beds adorn the borders with the remainder laid to lawn.

The front of the property is access via an arch with a wooden gate. A mature hedgerow provides privacy to the front. The driveway has been laid with pea shingle offering off road parking for several vehicles and a detached garage with double wooden doors, power and light.









GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 180.1 m<sup>2</sup>, 1939.1 SQ FT, FIRST FLOOR: 146.4 m<sup>2</sup>, 1575.8 SQ FT, SECOND FLOOR: 33.2 m<sup>2</sup>, 357.1 SQ FT  
 EXCLUDED AREAS: GARAGE: 17.1 m<sup>2</sup>, 184.6 SQ FT  
 TOTAL: 376.9 m<sup>2</sup>, 4066.6 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**DISCLAIMER:**

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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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