



12 GUILDHILL ROAD  
SOUTHBOURNE  
BH6 3EY

FREEHOLD  
GUIDE PRICE  
£800,000 - £825,000

“A substantial four bedroom, three bathroom, detached family home with off road parking for several vehicles, approximately 800 meters to Southbourne beach”

**Winkworth**

for every step...

GUIDE PRICE £800,000 - £825,000

Four Bedrooms  
Three Bathrooms  
Off Road Parking For Several Vehicles  
Approximatly 800 Meters to Southbourne Beach  
Accomodation Set Over Three Floors  
Elevated Plot  
Scope To Extend Subject To Planning

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







## Why Guildhill Road?

Guildhill Road is conveniently located approximately 800 meters to Southbourne beach with panoramic views from the Isle of Wight to Old Harry Rocks and 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 restaurants, bars and cafes to take in along the way. Southbourne's bustling high street is approximately a mile away. This has been rejuvenated in recent years to include a number of independent cafes, bars, micro breweries and shops. There are excellent transport links to Christchurch and Poole along with Pokesdown train station for anyone looking to commute. The property also falls within excellent school catchment for both primary and secondary schools making this the ideal location for families.

This four bedroom detached family home offers versatile living accommodation set over three floors. The lower ground floor enjoys a spacious, open plan kitchen, dining day room. The kitchen is fitted with a range of modern cabinets, integrated mid height double oven, fridge freezer and dishwasher with counter tops and flooring to complement. The dual aspect lounge is flooded with natural light enjoying views across to the Isle Of Wight.

Two of the bedrooms benefit from en-suite shower rooms with the remaining two being serviced by the family bathroom which includes a bath with over head shower, wash hand basin and wc.

The rear garden is fully enclosed and mainly laid to lawn with extensive views to St Catherine's hill.



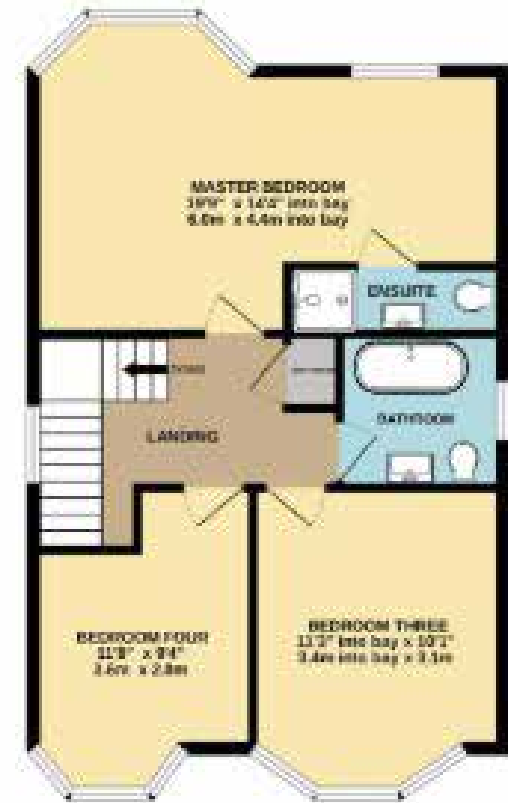
LOWER GROUND FLOOR  
309 sq ft (28.2 sq m) approx.



GROUND FLOOR  
819 sq ft (77.5 sq m) approx.



FIRST FLOOR  
603 sq ft (57.0 sq m) approx.



TOTAL FLOOR AREA : 1690sq ft (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plans with Mosaic 02622

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Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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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