



49 Leigham Vale Road
Southbourne
BH6 3LR

OFFERS IN EXCESS OF
£550,000

“Superbly located 3 bedroom detached family home with scope to modernise and extend stpp within the enviable Carbery estate with off road parking and detached garage.”

Winkworth

for every step...

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Spacious Lounge
Formal Dining Room
Three Bedrooms
Modern Bathroom
Secluded Garden
Scope To Extend STPP
Off Road Parking
Garage

EPC: C | COUNCIL TAX: E | FREEHOLD

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This lovely chain free three bedroom, two reception room detached family home is on Leigham Vale Road a highly sought after location approximately 800 meters a from the many varied shops and cafes of Southbourne High Street. Southbourne beach with its miles of golden sandy beaches is less than a mile away with Hengistbury Head a beach and nature reserve less than two miles away. The historic town of Christchurch is two miles away and the New Forest National Park just a 15 minute drive.

The house has been well maintained and the spacious lounge enjoys views over the secluded rear garden with double patio doors providing direct access to a large patio area. The kitchen comes with an oven and hob, fridge freezer, washing machine and dishwasher and the dining room has ample space for entertaining. Also located on the ground floor is a W.C

There are 3 bedrooms upstairs, 2 double in size with a single which could make an ideal home office. The master bedroom benefits from fitted wardrobes and overlooks the garden. They are serviced by the modern fully tiled family bathroom which has a corner bath, quadrant shower, vanity unit with built in wash hand basin. There is a separate upstairs WC.

The garden is tiered in 3 stages. Adjacent to the rear of the property is a large patio area ideal for al fresco dining and stretching out in the sun. By the summer house, steps lead up by an easy to maintain rockery garden which in turn leads to a lawned area with shrubs and bushes adorning the borders, ideal for a summer picnic.

The property has a single detached garage with off road parking in front. The front garden is laid to lawn with steps leading to the front door.



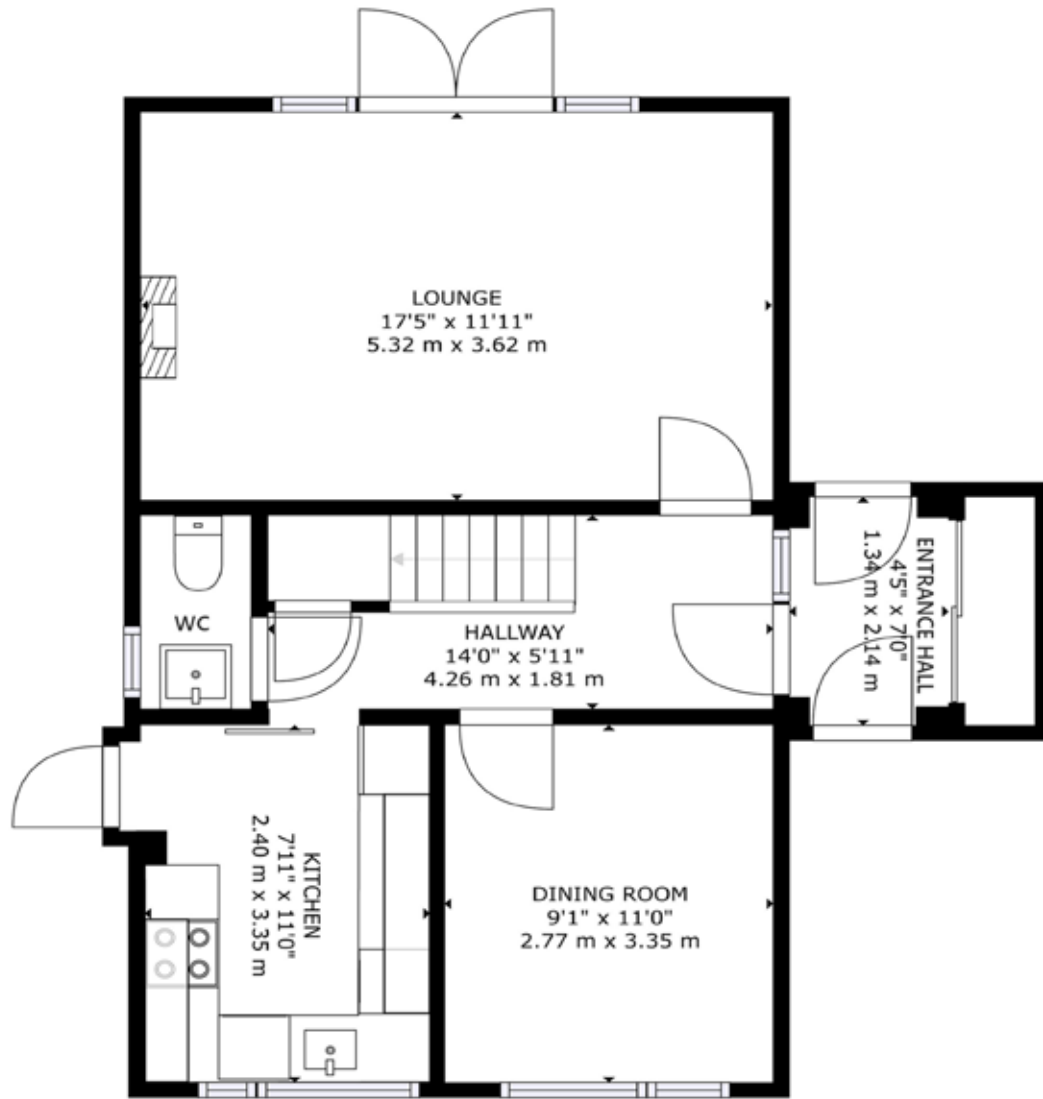
Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches while not being far from the famous Hengistbury Head and New Forrest national park. It has great transport with a bustling high street which over recent year has been rejuvenated to include many independent café's, restaurants, deliquescent and boutique style shops.

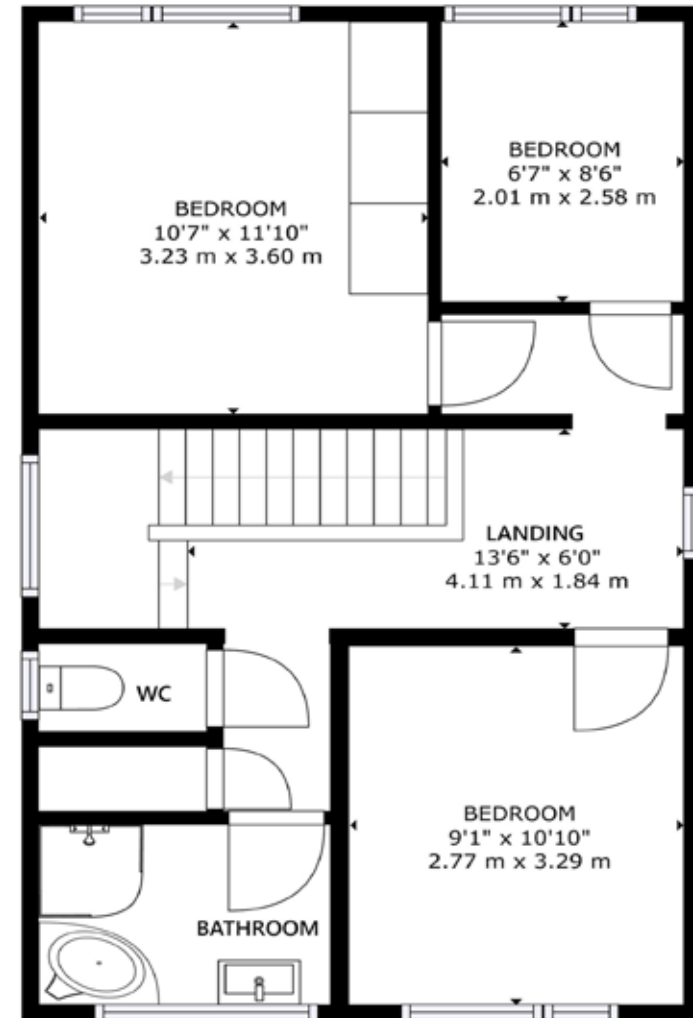
With its own trains station (Pokesdown), providing direct links to Southampton, Southampton Airport, Winchester and London which is approximately 100 miles away.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 625 sq. ft, 58 m², FLOOR 2: 566 sq. ft, 53 m²
 TOTAL: 1191 sq. ft, 111 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.



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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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