



91 SOUTHWICK ROAD  
SOUTHBOURNE  
BH6 5PS

FREEHOLD  
ASKING PRICE  
£450,000

“A three bedroom  
detached family  
home requiring  
modernisation  
throughout with off  
road parking and  
generous rear  
garden”

**Winkworth**

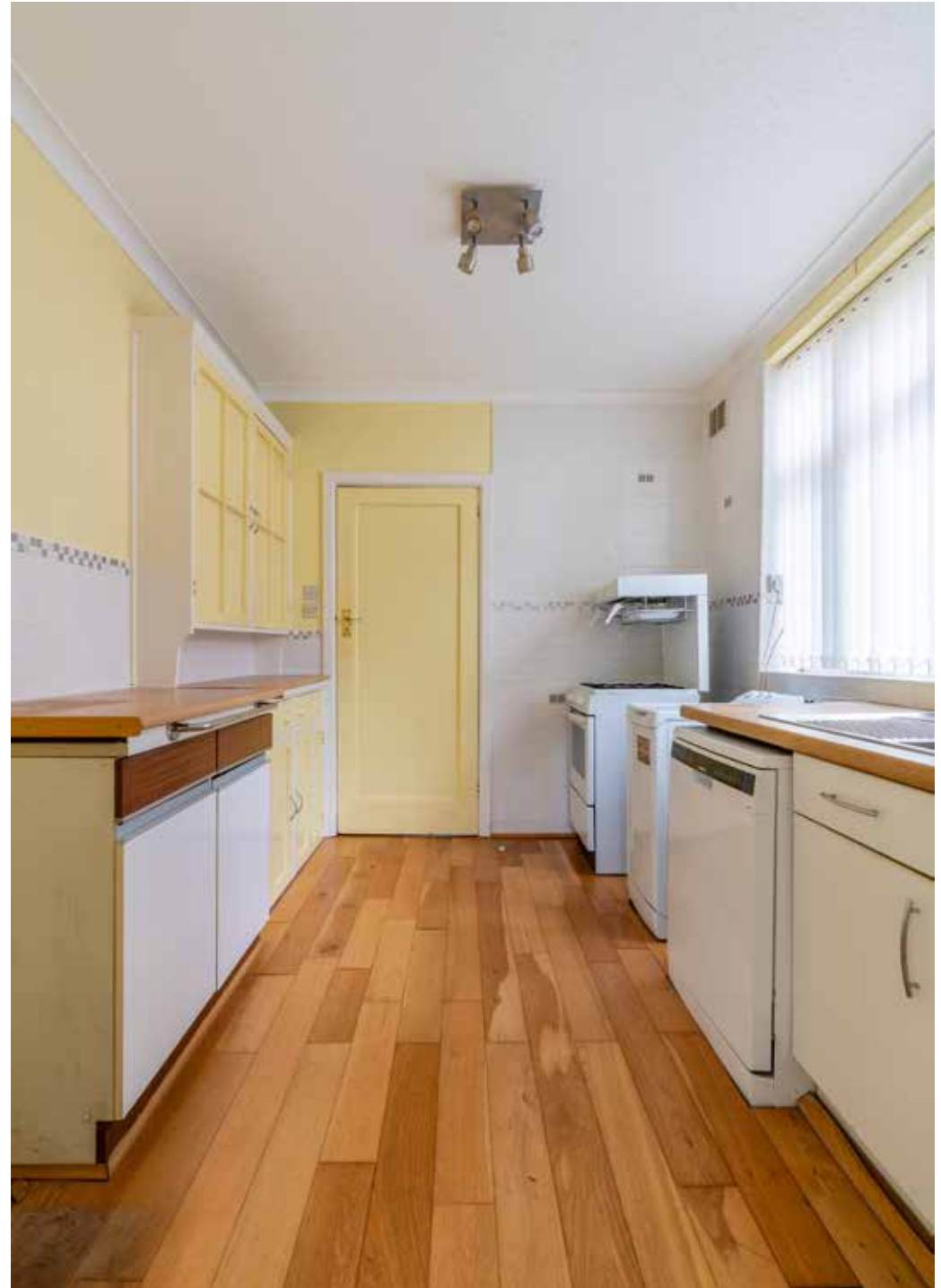
for every step...

ASKING PRICE £450,000

Three Bedrooms  
Two Bathrooms  
Off Road Parking  
Requiring Modernisation Throughout  
Generous Rear Garden  
Scope To Extend SSTP

EPC: | COUNCIL TAX: D | FREEHOLD

01202 434365  
southbourne@winkworth.co.uk





## Why Southwick Road?

Southwick Road is conveniently located approximately one mile from Southbourne high street which has been rejuvenated in recent years to include a number of independent cafés, restaurants and shops along with excellent transport links to Christchurch and Poole and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 1.3 miles away where you can admire the panoramic sea 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 with a number of beach side bars and restaurants to take in along the way, whatever you decide, there is something for everyone.

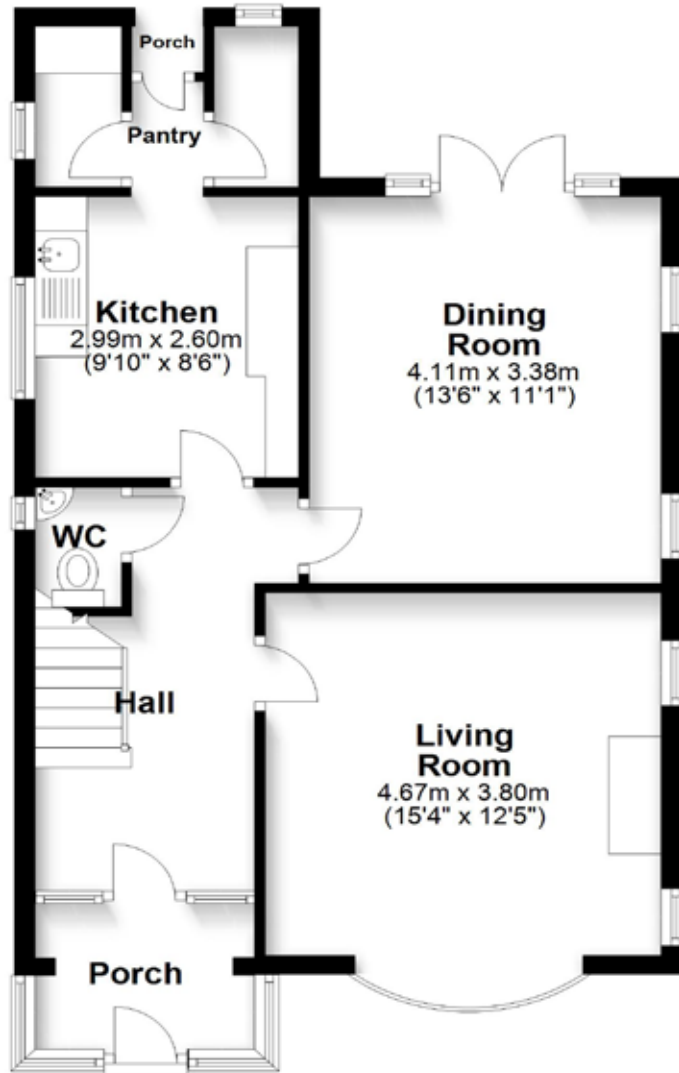
This three bedroom detached family home would benefit from modernisation throughout, providing the ideal opportunity for anyone looking to create their dream home. The kitchen has a range of cupboards with space for a free-standing oven, washing machine, dishwasher and fridge / freezer. The lounge enjoys a dual aspect flooding the room with natural light, while the dining room has double doors providing direct access to the rear garden.

Located on the first floor are three bedrooms, all serviced by the family bathroom which includes a bath with separate shower cubicle and wash hand basin with a separate wc. The garden is adorned with mature shrubs with the remainder laid to lawn.



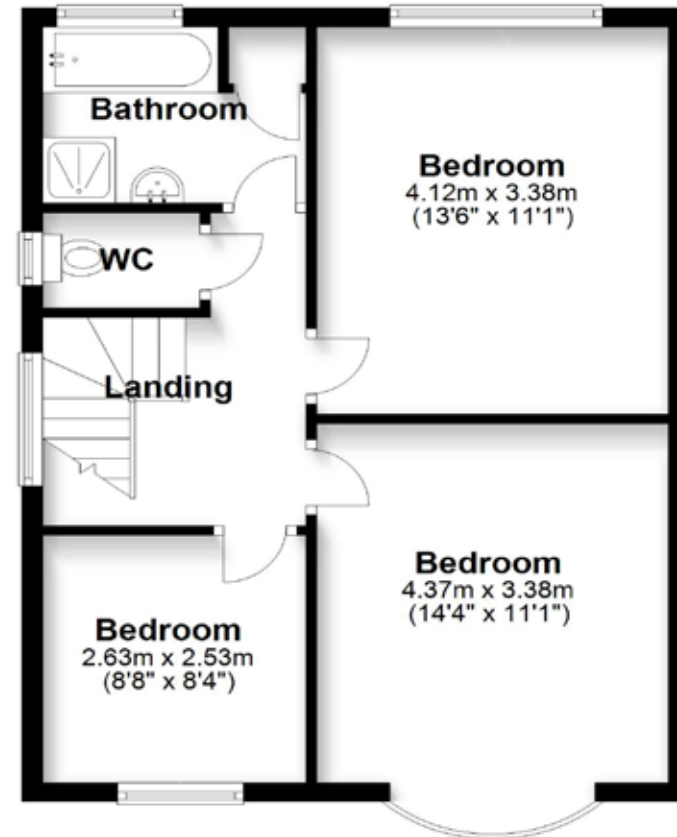
## Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Enerav please visit [www.bournemouthenerav.co.uk](http://www.bournemouthenerav.co.uk) (Tel:

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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.”

**Winkworth**

for every step...