



25 REBBECK ROAD
POKESDOWN
BH7 6LW

ASKING PRICE
£375,000
FREEHOLD

“ A well presented three
bedroom,
semi detached family
home close to local
amenities and parks.”

Winkworth

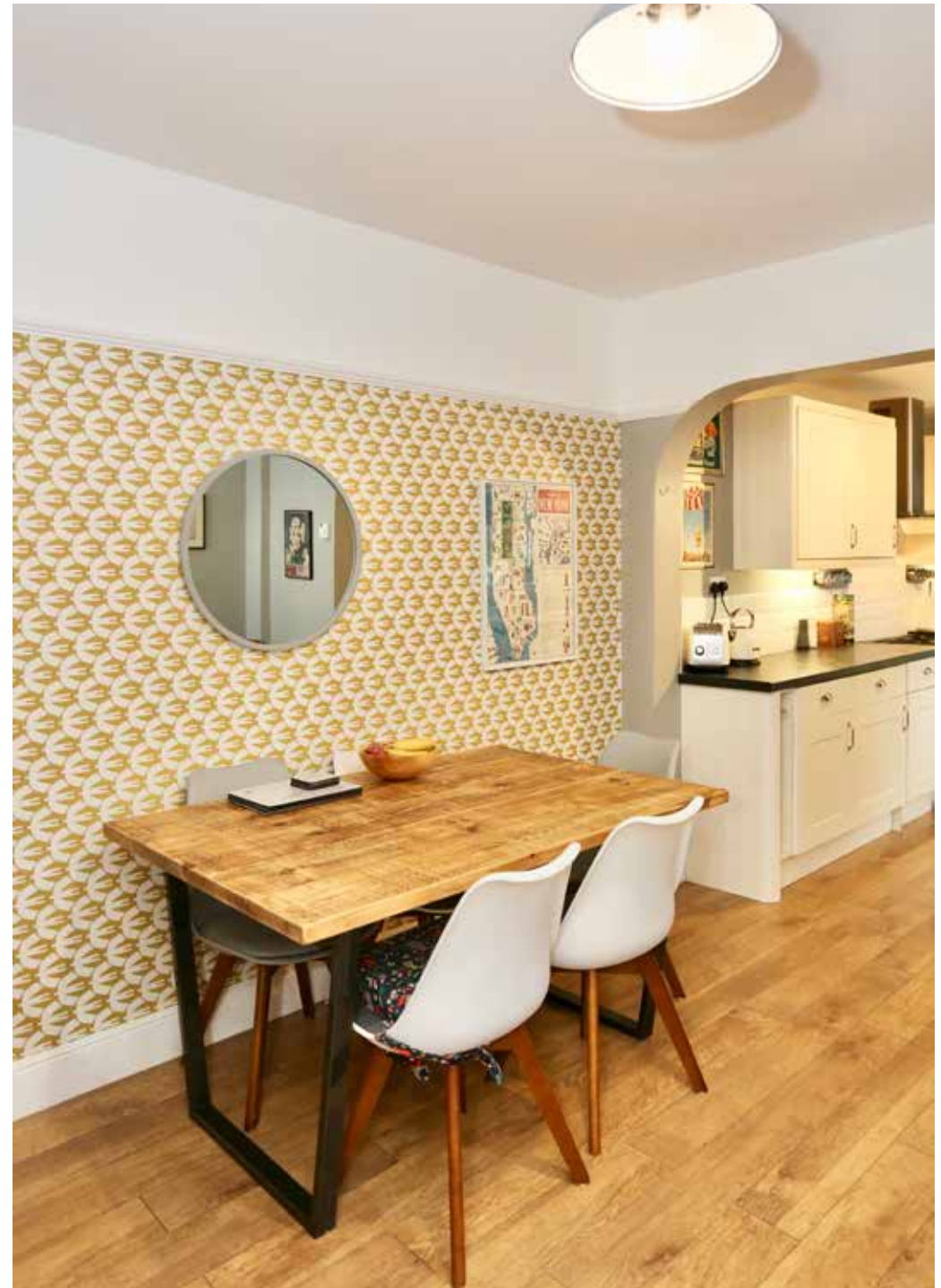
for every step...

ASKING PRICE - £375,000

THREE BEDROOMS
OPEN PLAN KITCHEN / DINER
FEATURE FIREPLACE
WOODEN FLOORING
MODERN BATHROOM
BEAUTIFULLY PRESENTED
SECLUDED REAR GARDEN
SEMI DETACHED
EXCELLENT SCHOOL CATCHMENTS

EPC: C | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Rebbeck Road?

Rebbeck Road enjoys a convenient location close to local amenities, St James primary school, Kings Park playing fields, local bus routes and Pokesdown train station. Southbourne's vibrant high-street is less than a mile away where you can find an array of independent shops, cafe and restaurants. Located just a mile away are the cliff tops with breathtaking views from the Isle of Wight to Old Harry Rock or stroll down the zig zag to the golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks.

This three bedroom, two reception room semi detached house is superbly presented throughout. The lounge is located to the front of the property with a feature bay window and fireplace with original restored wood flooring. The dining room is open plan to the kitchen which boasts a range of modern units, space for a range style cooker, washing machine, integrated dishwasher and free-standing tall fridge / freezer with

engineered wood flooring throughout. Double glazed patio doors provide direct access to the rear garden.

Located on the first floor are three bedrooms, two generous double rooms and a third large single room to the rear currently utilised as a home office - all of which are serviced by the family bathroom which incorporates a bath with over head shower, vanity unit with built in wash hand basin and wc complemented with stylish wall and floor tiles.

Outside, the property enjoys a fully enclosed rear garden which has been laid with artificial grass for low maintenance. A patio adjoins the rear of the property providing the ideal space for al fresco dining with a path leading to a useful storage shed to the rear of the garden.

The property is accessed via a side path leading to the front door.

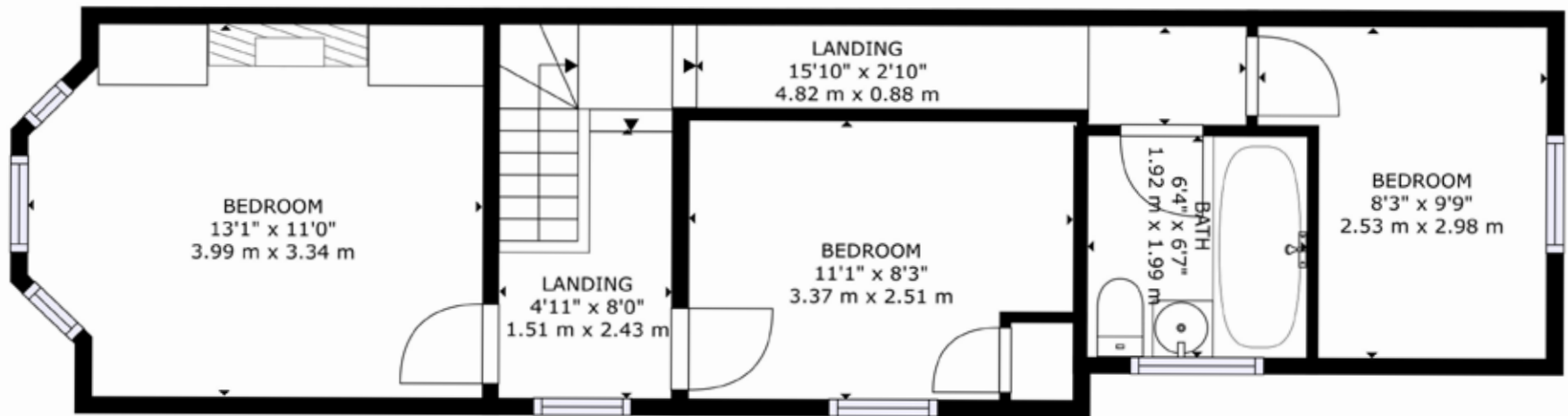


Pokesdown | Kings Park

Kings Park and its adjoining neighbour Pokesdown is home to the premier-ship team AFC Bournemouth. Many of the properties in this area were built 1890s to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and play park for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high street is just a short distance.







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 448 sq. ft, 42 m², FLOOR 2: 456 sq. ft, 42 m²
 TOTAL: 904 sq. ft, 84 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.



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...