



3 COLVILLE ROAD  
SOUTHBOURNE  
BH5 2AG

ASKING PRICE  
£350,000  
FREEHOLD

“A two bedroom, two  
reception room, semi  
detached house, less  
than a mile to  
Southbourne high  
street ”

**Winkworth**

for every step...

ASKING PRICE £350,000

Two Bedrooms  
Two reception Rooms  
Study  
Semi Detached  
Immaculately Presented Throughout  
Modern Kitchen  
Less Than A Mile To Southbourne

EPC: C | COUNCIL TAX: C | FREEHOLD

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## Why Colville Road?

Colville Road is conveniently located a short distance to local amenities, bus routes and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are approximately half a mile away where you can admire the panoramic views from the Isle of Wight to Hengistbury Head. Stroll down the zig zag to the miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sport available by Boscombe Pier along with a range of cafés, bars and restaurants.

This two bedroom, two reception room semi detached house is superbly presented throughout. The kitchen has been fitted a range of modern handleless cabinets, integrated microwave, oven and hob with overhead extractor. There is space

and plumbing for a washing machine and tall standing fridge / freezer. Stylish worktops, splash back tiles and flooring to complement. The lounge enjoys a feature bay window with an exposed brick feature fireplace. The dining room also enjoys a fireplace with log burner and opens through to the kitchen.

Located on the first floor are two bedrooms, both double in size with a further room currently used as a study. The family bathroom incorporates a bath with overhead shower with a glass shower screen, double sinks with below storage, wc. Fully tiled flooring with part tiled walls.

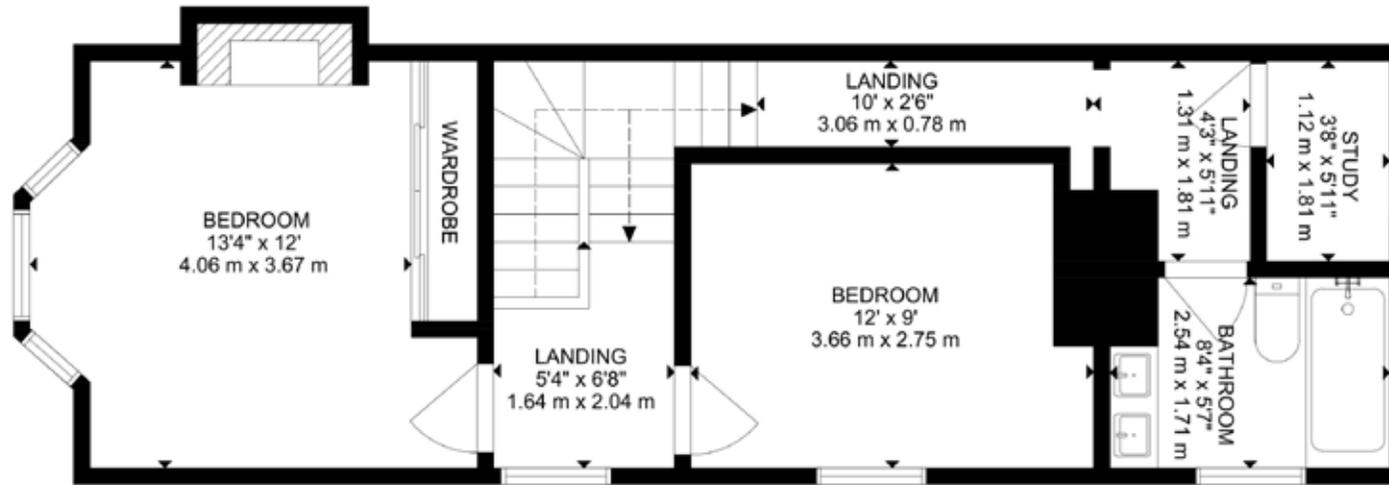
Outside, the garden has been designed with low maintenance in mind. A raised decked area provides the ideal space for outdoor dining with the remainder laid to patio with a useful storage shed.



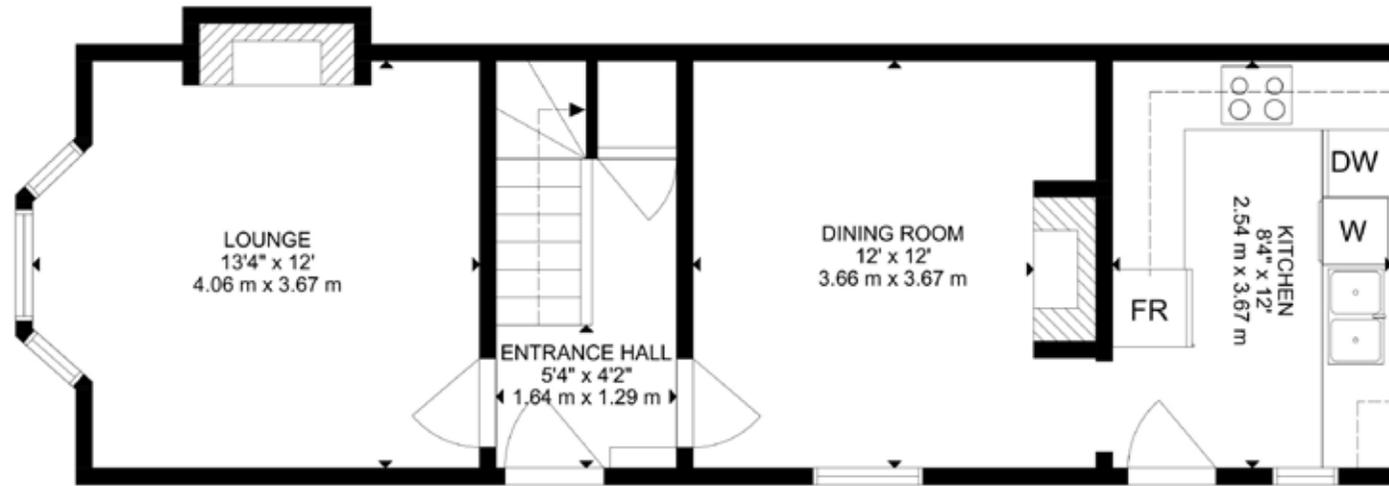
## Why Southbourne?

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 links with a bustling and vibrant high street which over recent year has been rejuvenated to include many independent café's, restaurants, delicatessen and boutique style shops.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 49 m<sup>2</sup>, 527 SQ FT, FLOOR 2: 49 m<sup>2</sup>, 527 SQ FT  
 TOTAL: 98 m<sup>2</sup>, 1054 SQ FT

**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.”

**Winkworth**

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