



55 ELMSWAY
SOUTHBOURNE
BH6 3HU

GUIDE PRICE
£500,000 - £525,000
FREEHOLD

“ A three bedroom, two
reception room
detached home set
within an enviable
location close to
Tuckton and
Southbourne”

Winkworth

for every step...

GUIDE PRICE £500,000 - £525,000

Sought After Location
Three Bedrooms
Two Receptions
Kitchen / Breakfast Room
Ground Floor Cloakroom
Generous Utility Room
Off Road Parking

EPC: TBC | COUNCIL TAX: D | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Elmsway?

Elmsway is tucked away in the heart of Tuckton where you can find a parade of convenience shops alongside bus routes. The adjoining picturesque village of Wick is set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Southbourne beach is located less than a mile away with miles of golden sandy beach and a promenade that stretches from Hengisbury Head to Sandbanks. Southbourne high street is also less than a mile away with an array of independent cafes, restaurants and convenience shops along with Pokesdown train station for anyone looking to commute.

This unique, three bedroom detached home enjoys a good size lounge leading through to a modern conservatory with views of the rear garden.

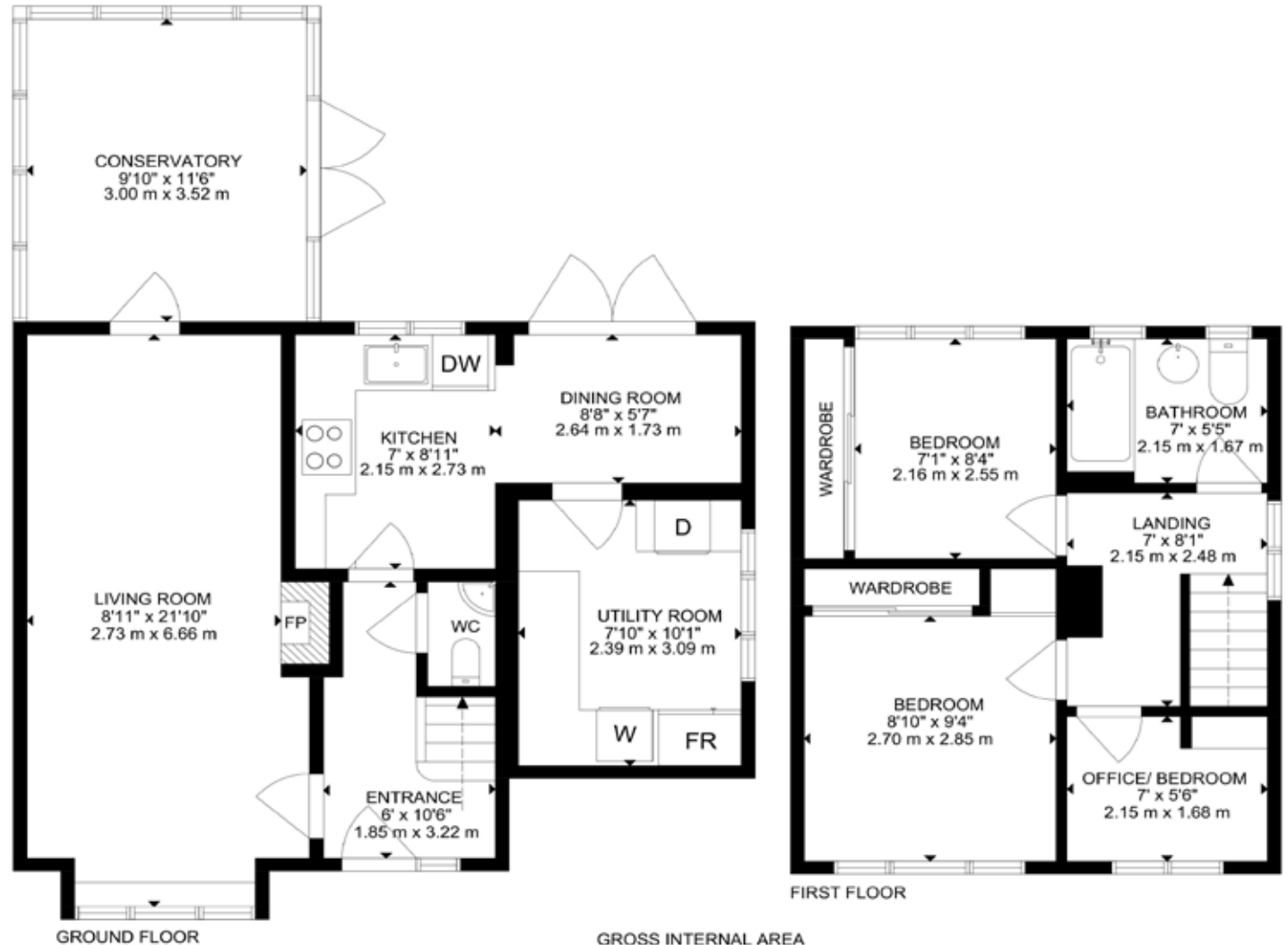
The kitchen / breakfast room incorporates a range of storage cupboards, a traditional Aga with space for a small table and chairs. Double glazed patio doors provide direct access to the rear garden. The utility room is generous in size with space and plumbing for washing and tall fridge freezer.

Located on the first floor are three bedrooms, all serviced by the family bathroom which includes a bath with overhead shower, wash hand basin and WC.

The rear garden has been laid to patio for low maintenance with a useful storage shed and hobby room. The front of the property provides off road parking for two vehicles with a pathway to the front door.

The property has recently had a new roof and combi boiler.





GROSS INTERNAL AREA
 GROUND FLOOR: 592 SQ FT, 55 m², FIRST FLOOR: 322 SQ FT, 30 m²
 TOTAL: 914 SQ FT, 85 m²
 SIZE 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.



Lori Leon

lleon@winkworth.co.uk
07880 874314
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...