



24 MEON ROAD
SOUTHBOURNE
BH7 6PW

OFFERS IN EXCESS OF
£600,000
FREEHOLD

“A spacious four
bedroom, detached
family home in the
heart of Boscombe
East“

Winkworth

for every step...

OFFERS IN EXCESS £625,000
Four Bedrooms
Open Plan Kitchen/ Dining Room
Modern Kitchen
Modern Bathroom
Utility Room
Off Road Parking
No Forward Chain
Ground Floor Cloakroom

EPC: C | COUNCIL TAX: E | FREEHOLD: I

01202 434365
southbourne@winkworth.co.uk





Why Meon Road?

Meon road is set within the enviable location of Boscombe East, close to Southbourne's vibrant high street which has been rejuvenated in recent years. The clifftop to Southbourne is approximately one and a half miles away and from here you can enjoy panoramic views stretching from the Isle of Wight to Old Harry Rocks.

The property comprises four bedroom, three doubles and a single which are all located on the first floor, and serviced by a modern, family bathroom. The bathroom includes a bath with over-head shower, a vanity unit with built in wash hand basin and a WC, contemporary tiles and flooring. Bedroom one includes an en-suite shower room with shower cubicle, WC and wash hand basin. The ground floor accommodation offers an open plan kitchen/ dining room with a range

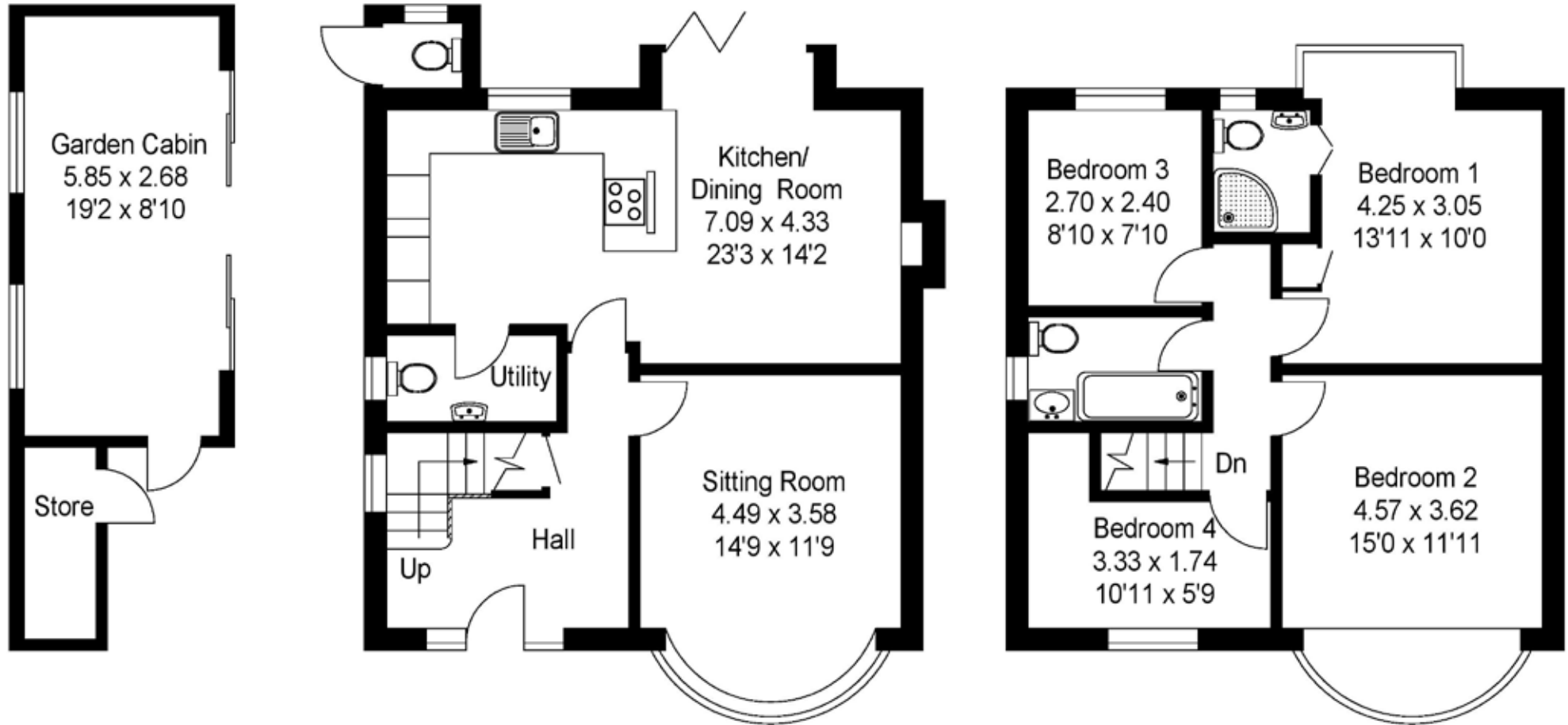
of modern contemporary fitted kitchen cupboards, integrated double mid-height oven and hob with overhead extractor and fridge/ freezer. The utility room is located off of the kitchen area, with space and plumbing for a washing machine and tumble dryer. There is also access to a downstairs WC. The dining area is flooded with natural light and large patio doors providing direct access to the rear garden. To the front of the property is a further reception room, making an ideal snug.

Outside, adjacent to the rear of the property is a patio area, ideal for al fresco dining with the remainder of the garden laid to lawn. To the rear of the garden is a childrens play area kitted out with swings and a slide.

Also located to the rear of the garden is a cabin with double glazed windows and sliding doors leading out to the garden, with power and light internally making this the perfect home office.



Approximate Gross Internal Area :- 111 sq mt / 1196 sq ft
Garden Cabin / Store Approximate Gross Internal Area :- 18 sq mt / 199 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.



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...