



181 SEAFIELD ROAD
SOUTHBOURNE
BH6 5LJ

GUIDE PRICE
£450,000-£475,000
FREEHOLD

“ A three double
bedroom semi
detached house close
to Iford playing fields
and a short distance
to Southbourne high
street”

Winkworth

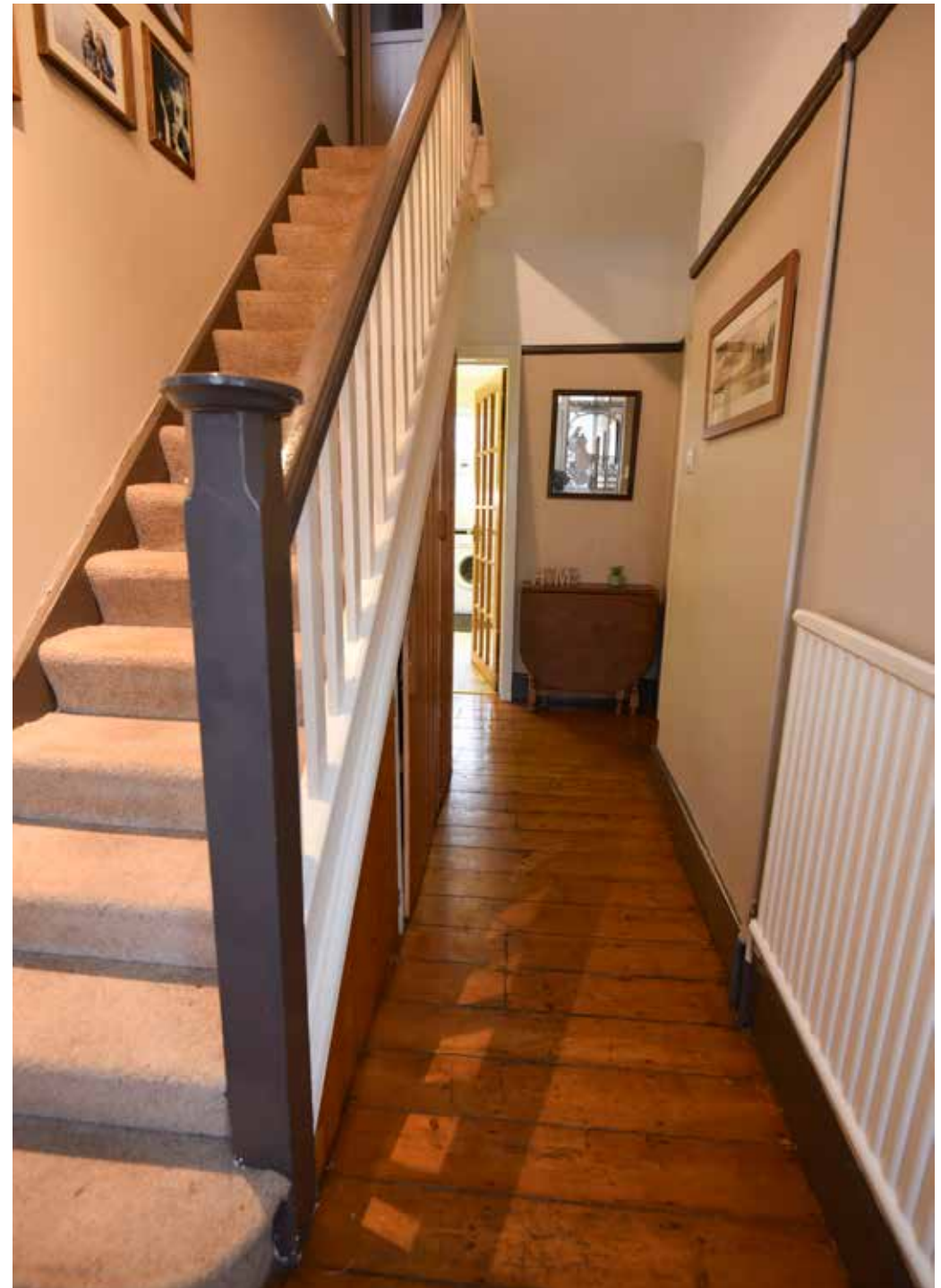
for every step...

GUIDE PRICE £450,000-£475,000

3 Double Bedrooms
Open Plan Lounge / Dining Room
Generous Rear Garden
Ground Floor Cloakroom
Original Wood Flooring
Off Road Parking
Close to Iford Playing Fields

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
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Why Seafield Road?

Seafield Road enjoys a convenient location close to Iford playing fields and Southbourne's bustling high street where you will find an array of independent cafe's, restaurants, micro breweries and convenience shops. Southbourne clifftops are approximately a mile away where you can have a coffee and admire the views from the Isle of Wight over to Old Harry Rock. Take a stroll along the promenade that stretches from Hengistbury Head through to Sandbanks or take part in the many water-sports available by Boscombe Pier. This convenient location also benefits from nearby bus stops and Pokesdown train station.

This well maintained, three double bedroom semi detached family home benefits from a well equipped kitchen which incorporates a range of cabinets, integrated oven and hob with space and plumbing for washing machine and under counter fridge / freezer. The dual aspect lounge /

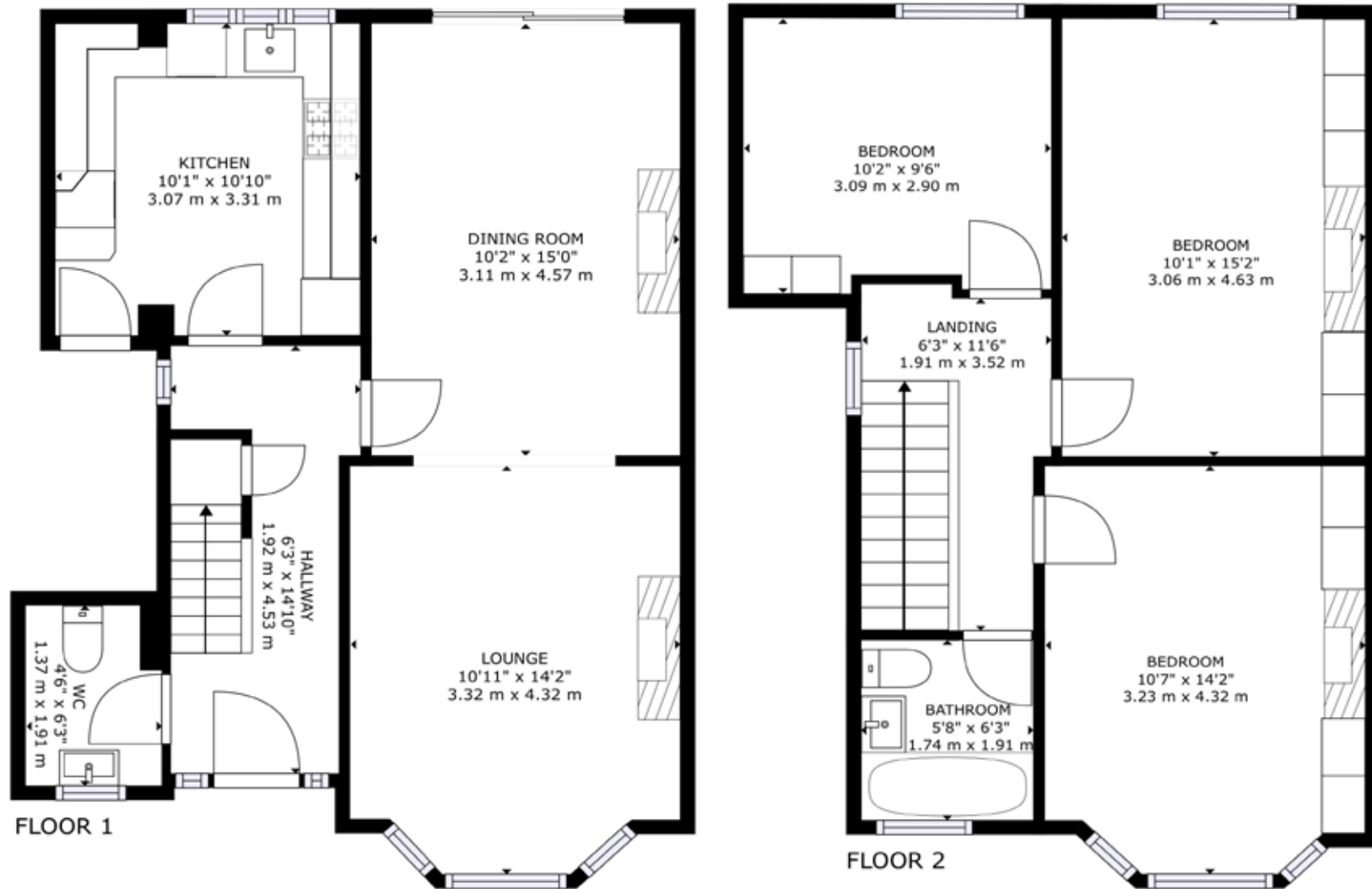
dining room is flooded with natural light with double doors giving direct access to the rear garden. There is a ground floor cloakroom.

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

The fully enclosed, expansive rear garden offers a good degree of privacy. Mature flowerbeds adorn the borders with the remainder laid to lawn. A patio area adjoins the rear of the property making the ideal space for al fresco dining. There are two wooden storage sheds.

The front of the property is well maintained with a small lawned area. A tarmaced area provides off road parking for one vehicle.





GROSS INTERNAL AREA
 FLOOR 1: 541 sq. ft, 50 m², FLOOR 2: 516 sq. ft, 48 m²
 TOTAL: 1057 sq. ft, 98 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.



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“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...