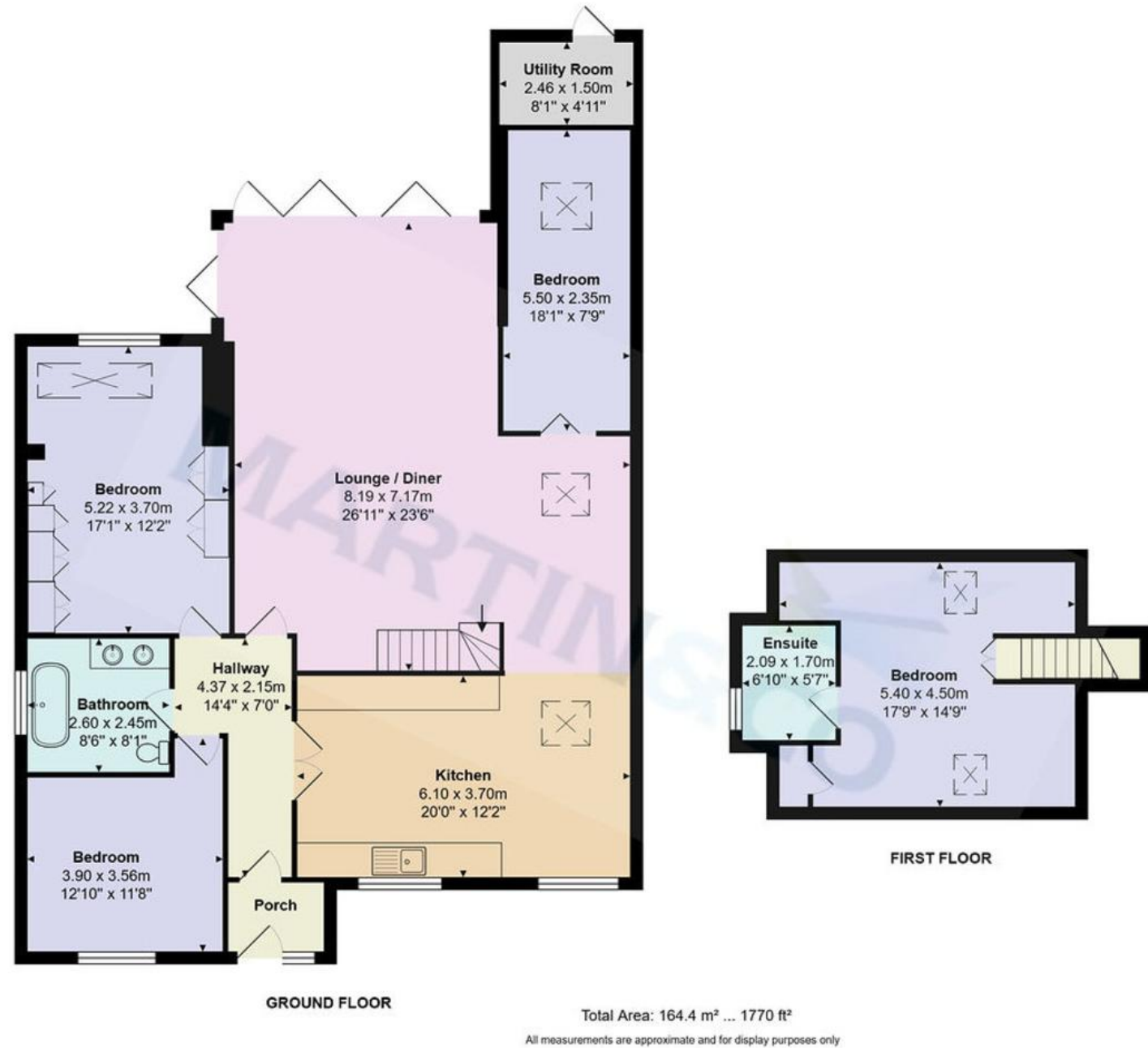


## Property Location Southbourne



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Verwood Crescent, Southbourne

Offers In Excess Of £725,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>



Detached Bungalow

Four Bedrooms

Close to Hengistbury Head

Near By The River Stour

Floor To Ceiling Gable End Window

Bifold Doors To The Garden

Modern Throughout

Family Home

South-Westerly Garden

Open Plan Living, Dining & Kitchen

Desirable BH6 Postcode

Over 1700 Sq. Ft

Great School Catchment



## Why you'll like it

This impressive four-bedroom detached chalet bungalow is set in a highly sought-after location, just a short stroll from Hengistbury Head Nature Reserve and the River Stour. A home of distinction, it offers a substantial internal footprint of almost 1,700 sq. ft, combining modern design with comfortable family living.

Behind secure double gates, a spacious driveway provides ample parking and a welcoming sense of privacy. Step inside to the entrance hallway leading to the stunning open-plan kitchen, complete with integrated appliances and a stylish island breakfast bar. The space flows effortlessly through to the dining and living areas, showcasing a breathtaking floor-to-ceiling gable-end window with bifold doors opening to the low-maintenance, south-westerly-facing garden.

The property features four generous bedrooms, including one upstairs with an ensuite. The elegant family bathroom complements the home's contemporary design, while an external outbuilding offers useful space for utilities or storage.

Ideally positioned near scenic coastal walks, local amenities, and the vibrant Southbourne Grove, this property offers a perfect blend of style, comfort, and location. Viewing is highly recommended to appreciate all that this exceptional home has to offer.

Agents Notes:  
Tenure: Freehold  
Parking: Gated Driveway  
Tax Band: D  
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

