



STRATTON OAK ESTATES

37 Southern Road, Bournemouth, BH6 3SS  
£985,000

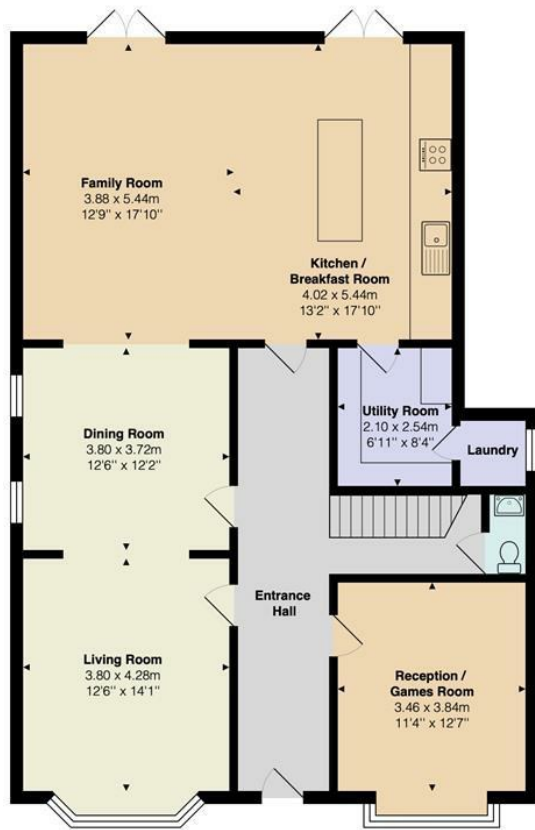
**\*\*IDEAL LOCATION\*\*** Moments from Southbourne Beach and its diverse High Street - A **SUBSTANTIAL FAMILY HOME** boasting **EXCEPTIONAL LIVING SPACE** with an open plan kitchen/breakfast/family room that flows into the dining room and lounge along with an additional separate reception room. Immaculately presented, redecorated and renovated throughout. 7 bedrooms, 4 bathrooms and sea views  
- A real must see!

- Perfectly located just steps away from Southbourne Overcliff with direct access to the beach.
- Substantial property full of original Edwardian character beautifully fused together with modern living attributes.
- Exceptional living area, the ultimate space - kitchen/breakfast/family room, a formal dining room and lounge + convenient utility .
- Minutes from Southbourne High Street with its diverse selection of bespoke eateries, bars and independent shops.
- Stunning Master suite with large en-suite and east facing balcony that enjoys sea views.
- Six further bedrooms with a total of 4 bathrooms.
- Remodelled and renovated, additional reception room on the ground floor.
- Low maintenance, private westerly facing garden with side access space for outside storage.
- Large block paved driveway, ample parking for multiple vehicles.
- An ideal home by the sea or holiday home.





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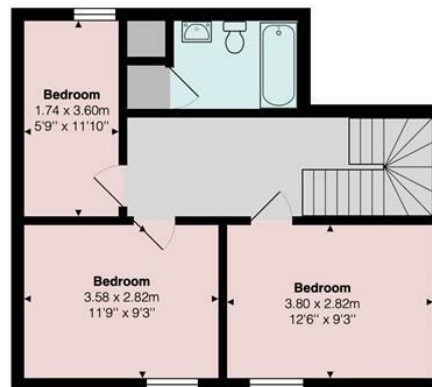


Ground Floor 118.2sq m .... 1272.3 sq ft

First Floor 79.2sq m .... 853. sq ft



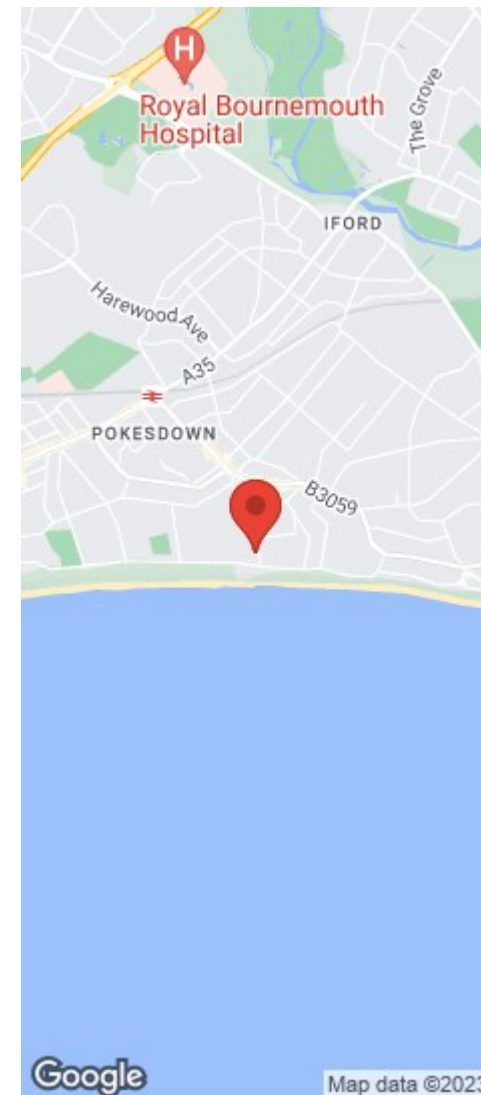
Second Floor 44.6sq m .... 479.9 sq ft



Total Area: 243.9 m<sup>2</sup> ... 2625 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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