STRATTON OAK ESTATES





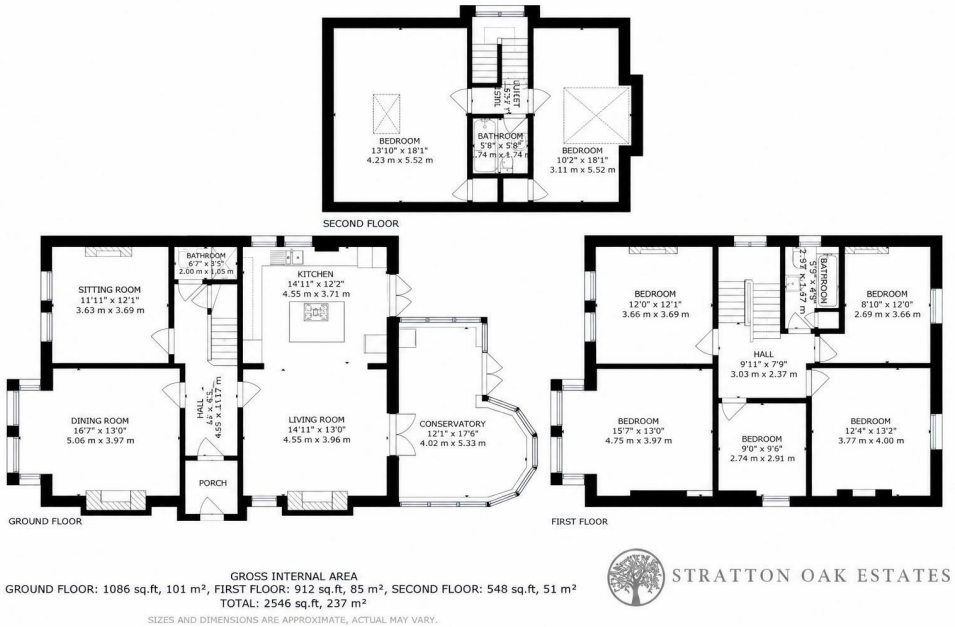




7 3 3

15 Irving Road, Bournemouth, BH6 5BG

£785,000



GROSS INTERNAL AREA
GROUND FLOOR: 1086 sq.ft, 101 m², FIRST FLOOR: 912 sq.ft, 85 m², SECOND FLOOR: 548 sq.ft, 51 m²
TOTAL: 2546 sq.ft, 237 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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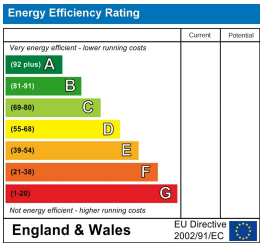


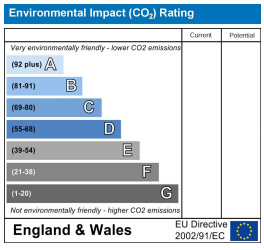




- Impressive seven-bedroom Edwardian detached home in one of Southbourne's most desirable residential roads
- Rare opportunity to acquire a substantial period property offering exceptional space and versatility
- Close To Southbourne Grove, Beaches, Schools & Train Station
- Generous, secluded rear garden providing a wonderful setting for outdoor entertaining and family enjoyment
- Spacious open-plan kitchen and living area, complemented by a separate lounge, dining room and conservatory
- Converted loft accommodation with its own bathroom and far-reaching views towards St Catherine's Hill

A substantial seven-bedroom Edwardian detached home, occupying a highly desirable position within one of Southbourne's most sought-after residential roads. Offering generous accommodation over three floors, the property features three reception areas, an open-plan kitchen/living space and conservatory. Further benefits include a generous and private rear garden, ample off-road parking and far-reaching views towards St Catherine's Hill. A rare opportunity to acquire a home of this size, character and versatility in such a popular location.





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.