

Property Location
Southbourne



Total Area: 103.7 m² ... 1117 ft²

All measurements are approximate and for display purposes only



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.

Sunnyhill Road, Bournemouth

Asking Price Of £450,000

Martin & Co Bournemouth
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Detached House
Large Driveway
Detached Garage
A Great Blank Canvas
Potential To Extend STPP
Prime Location
Excellent School Catchment
Sits Over 1000sq F
Close To Pokesdown Station
Quite Residential Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Why you'll like it

Tucked away in one of Southbourne's most sought-after residential roads, 22 Sunnyhill Road, BH6 5HP is a fantastic opportunity to secure a detached three-bedroom home in a prime coastal location. Boasting over 1,000 square feet of living space, this property is full of charm, with enormous potential for transformation. Whether you're looking to create a stunning forever home or a rewarding project, this blank canvas is ready and waiting.

Set back from the road, the home enjoys excellent kerb appeal, enhanced by a generously sized driveway that offers ample off-road parking and leads to a detached garage. Once inside, the sense of space becomes immediately apparent, with well-proportioned rooms and a layout that lends itself to both modern open-plan living or a more traditional arrangement, depending on your vision.

While the property does require modernisation, it's exactly this potential that makes it so exciting. The bones are solid, the footprint is generous, and the location is second to none. Sunnyhill Road is just moments from Southbourne Grove with its vibrant mix of independent shops, cafes and eateries, as well as a short stroll from the award-winning sandy beaches that make this part of the south coast so desirable.

Outside, the garden offers a peaceful retreat and excellent scope for landscaping or extensions, subject to the usual permissions. This really is the kind of property where you can roll up your sleeves and let your imagination run wild.

Opportunities like this don't come along often in such a coveted postcode. If you're looking for space, location, and the chance to create something special, 22 Sunnyhill Road could be exactly what you've been waiting for.



Agent Notes
Tenure - Freehold
Council Tax Band - D

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.

