





House - Detached

13 SUSSEX CLOSE, BOURNEMOUTH, BH9 3SA

Asking Price

£549,950

FEATURES

- FOUR BEDROOMS
- THREE WCs
- HIGHLY SOUGHT AFTER AREA
- GENEROUS PLOT
- HOME OFFICE
- VACANT
- CONSERVATORY

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SIMPSONS estate agents

4 Bedroom House - Detached located in Bournemouth

ENTRANCE

On entering the property via a wood effect UPVC front door with glazed inlay, you are welcomed into a light a bright hallway with textured ceiling, coving, radiator, doors leading to all primary room and stairs leading to the first floor.

HOME OFFICE

14'1" x 7'6"

A superb addition to this fine home, formally the garage, but has now been converted into a multi-use room, such as home office, bedroom or gym, for example. Smooth plastered walls and ceiling, fitted storage, radiator, high level UPVC window to the side aspect.

CLOAKROOM

5'10" x 2'7"

Smooth plastered walls and ceiling, radiator, part-tiled walls, tiled flooring, UPVC window to the side aspect.

LOUNGE

18'4" x 11'1"

A spacious and stunning room flooded with natural light from a large box bay window to the front aspect, feature fireplace, carpet flooring, radiators, textured ceiling, coving, opening into the dining room.

DINING ROOM

10'2" x 8'2"

A well positioned room that lends itself to being remodelled into a kitchen/diner, textured ceiling with smooth plastered walls, radiator, sliding doors into the conservatory.

CONSERVATORY

12'1" x 10'5"

Tiled flooring, radiator, electric Velux style window. The conservatory is built on a brick foundation and has a UPVC window, polycarbonate roof, French style doors onto the rear garden.

KITCHEN

13'1" x 8'2"

A very well appointed kitchen with a full selection of wall and floor mounted units in a light wood with polished chrome handles. Granite Venetian Gold worktops, integrated appliances, Gas hob, extractor fan, high level fan oven, built-in microwave, skirting heater, stainless steel sink, tiled splashback, smooth walls and ceiling with downlights, UPVC window to the rear aspect, UPVC door to the rear garden.

LANDING

Textured ceiling, UPVC window on the stairwell, loft hatch with pull down ladder, built-in storage housing the hot water tank, doors leading to all primary rooms.

MASTER BEDROOM

11'9" x 10'2"

Fitted wardrobes, textured ceiling, coving, smooth plastered walls, radiator, carpet flooring, UPVC window to the rear aspect, door into the en-suite.

EN-SUITE

8'2" x 3'11"

Double walk-in shower with glass shower screen, sink with vanity storage, low level WC., tiled walls and flooring, heated towel rail, smooth ceiling, UPVC window to the rear aspect.

BEDROOM 2

9'6" x 9'6"

A delightful double bedroom with ample space for bedroom furniture, textured ceiling, smooth walls, carpet flooring, radiator, UPVC window to front aspect.

BEDROOM 3

8'2" x 8'6"

A very well proportioned bedroom offering ample space for bedroom furniture, textured ceiling, coving, radiator, carpet flooring, UPVC window to the rear aspect.

BEDROOM 4

9'6" x 6'10"

A larger than average bedroom with textured ceiling, smooth walls, coving, radiator, carpet flooring, UPVC window to the rear aspect.

BATHROOM

6'6" x 5'6"

A well appointed bathroom, with tiled walls and splashback, tiled flooring, bath with overhead shower, sink with vanity storage, low level WC., heated towel rail, UPVC window to front aspect.



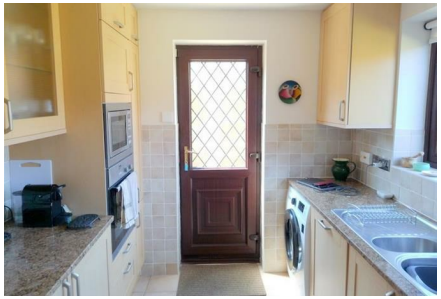
















OUTSIDE SPACE

The front has parking for two vehicles, block paved driveway, mature shrubs and flower beds, side offering access to the rear garden. The rear garden is a true delight with a lawned area and patio seating, summer house, a selection of flower beds with mature shrubs all boarded with 6ft fencing, outside storage areas, gate to the front of the property.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically . A non-refundable fee of £35 + VAT per person will apply for these checks.

Call us on

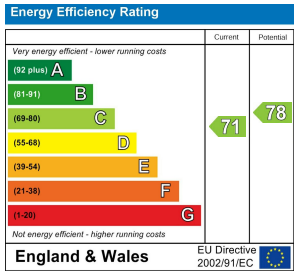
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