

15 Verwood Crescent

Southbourne, Bournemouth, BH6 4JE

SPENCERS



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SOUTHBOURNE • BOURNEMOUTH

An attractive four-bedroom detached chalet bungalow offering approximately 1,788 sq. ft. of versatile accommodation, a substantial open-plan living space, south-westerly facing garden and gated driveway, situated within easy reach of Hengistbury Head and the River Stour.

Ground Floor

Entrance Porch • Kitchen/Breakfast Room • Sitting/Dining Room • Three Bedrooms • Family Bathroom

First Floor

Bedroom Four with En-Suite Shower Room

Grounds & Gardens

South-Westerly Facing Rear Garden • Outbuilding • Off-Road Parking

Guide Price £700,000

4 1 2





The Property

The property is approached via double gates opening onto a generous block-paved driveway, providing off-road parking for several vehicles. An entrance porch leads into the hallway, from which the principal ground-floor rooms can be accessed.

The kitchen/breakfast room is fitted with a range of cream base units and contrasting wall cabinets, complemented by wooden worktops and warm-toned flooring. A central island incorporates additional storage and breakfast bar seating, whilst there is space for a dining table. Integrated appliances include an oven, dishwasher and fridge/freezer, with a front-facing window providing natural light.

The kitchen leads through to an impressive open-plan lounge/dining room, a particularly spacious area featuring a vaulted ceiling and exposed brick wall. Full-height glazing within the gable end, together with bi-fold doors, creates a bright and airy environment with views over the rear garden. The room offers ample space for both lounge furniture and a formal dining arrangement, with direct access onto the garden providing an excellent setting for entertaining.

Bedroom two is a generous ground-floor double room, featuring an extensive range of fitted wardrobes, attractive herringbone-style flooring and a roof lantern. A recessed area with a further window provides a natural position for the bed.

Bedroom three is another ground-floor bedroom, currently arranged as a child's room, with a front-facing window and space for freestanding furniture.

Bedroom four is also located on the ground floor and is currently used as a home office and exercise room. Two roof windows provide natural light, and its proportions allow for a variety of uses depending on individual requirements.



The property is offered for sale with no onward chain.

The Property Continued…

The family bathroom is finished in a contemporary style, with a freestanding bath, twin countertop wash basins, WC and a combination of tiled walls and flooring. A window provides natural light and ventilation.

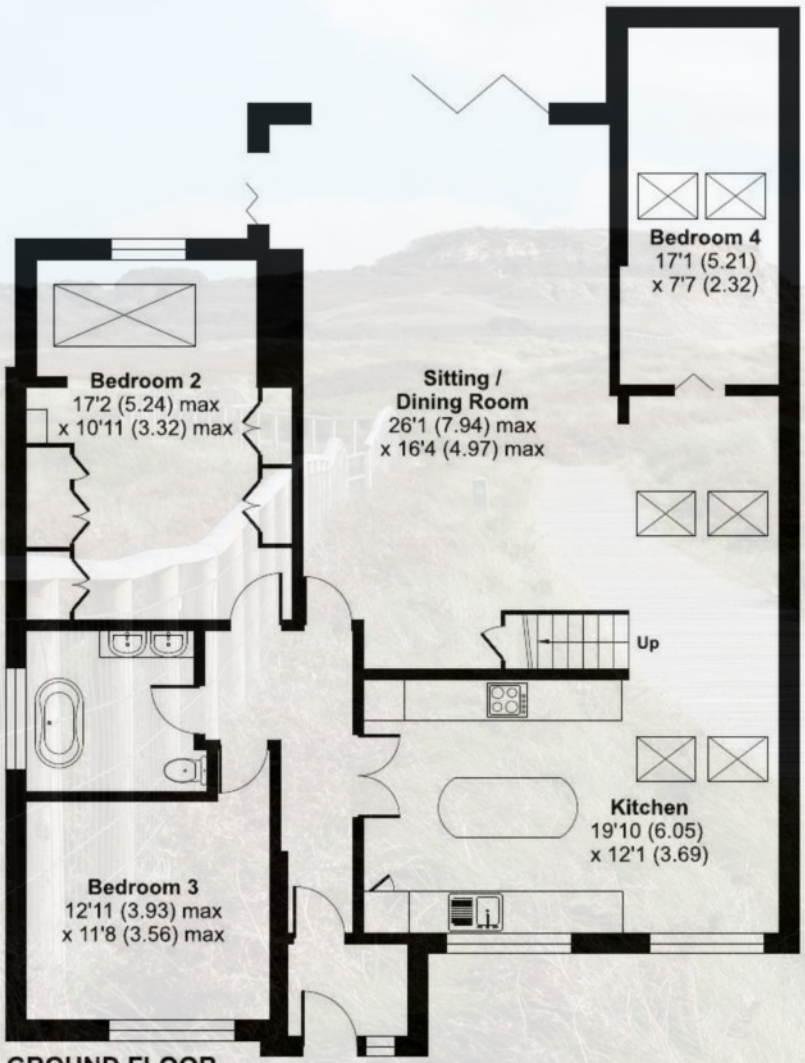
Stairs rise from the main living area to the first-floor bedroom, a spacious double room with sloping ceilings and roof windows. This room also benefits from an adjoining en-suite shower room, providing a degree of privacy from the remainder of the accommodation.

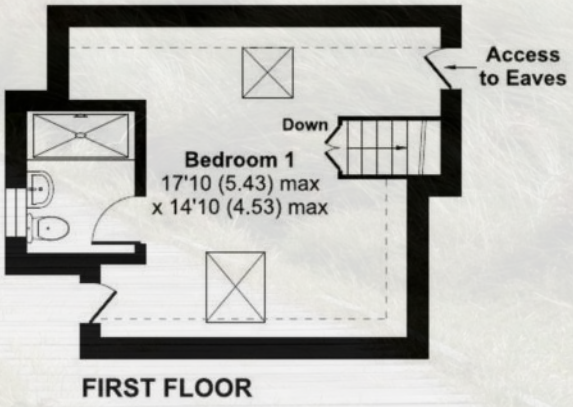




FLOOR PLAN

Approximate Area = 1649 sq ft / 153.1 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Total = 1687 sq ft / 156.6 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

Outside, the rear garden enjoys a south-westerly aspect and is predominantly laid with artificial lawn, creating a practical, low-maintenance outdoor space. A paved seating area provides room for outdoor furniture, whilst established palms and ornamental planting add interest. The garden is enclosed by timber fencing and also benefits from a useful outbuilding incorporating utility and storage areas.

Additional Information

Tenure: Freehold
Council Tax Band: D
Energy Performance Rating: C Current: 75 Potential: 83

Services: All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick & block
Flood Risk: Very low
Parking: Driveway

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Situation

Located on the seafront between Christchurch and Bournemouth, Southbourne has a relaxed, family-friendly ambience, a strong sense of community and a lifestyle that combines a lively beach and café culture. The vibrant food scene certainly adds to this residential area's character with an assortment of independents including bars, brasseries, brewpubs, eclectic cafes, delis and acclaimed destination restaurants. The latest addition is SoBo Beach on Southbourne Parade.

Fisherman's Walk provides a delightful woodland stroll connecting the principal shopping area on Southbourne Grove to the seafront with its beach promenade for walking and cycling to Sandbanks 9 miles and superb sea views. Otherwise green spaces and leisure facilities include Seafield Gardens with playground, fairy garden, bowling green and tennis courts, and Southbourne Tennis Club.

Southbourne attracts a mix of families, young professionals and early retirees. It developed as a resort in the 19th century, therefore property choice includes tree-lined roads of Edwardian and Victorian family houses as well as seafront apartments. Schools are good, and so are communications. Mainline stations at Pokesdown and Christchurch run services to London Waterloo in about two hours; access to the road network is via the A35; and Bournemouth Airport is within easy reach.

Points of Interest

Tuckton Gardens	0.5 miles
Solent Meads Golf Centre	0.5 miles
Southbourne	1.0 miles
Southbourne Beach	1.0 miles
Hengistbury Head Nature Reserve	1.0 miles
Christchurch Train Station	1.4 miles
Christchurch High Street & Priory	1.9 miles
Mudeford Quay	4.1 miles
Bournemouth Airport	5.0 miles
Bournemouth	6.3 miles
New Forest National Park	6.5 miles
London	106 miles



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