



*Spencer.*

6, Southbourne Road, Botanical Gardens, S10 2QN

Buy —

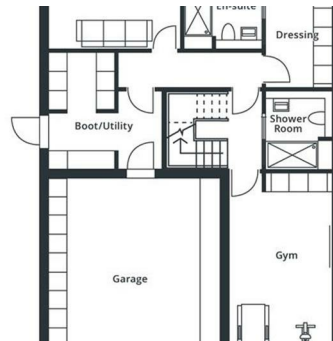
An incredible opportunity to build a dream house in the heart of S10, close to the Botanical Gardens with full planning permission

— from *Spencer.*

- Land for sale with full planning permission for both a detached house or three apartments
- Unique opportunity in the heart of Broomhill Conservation Area opposite The Botanical Gardens
- Six bedrooms, all with en-suite facilities
- 5199ft total internal area of detached house
- Integral garage to lower ground floor with gym, cinema room, utility / boot room and guest bedroom
- Large main bedroom suite with dressing room and en-suite
- Lovely open plan ground floor living plus snug / library and main living room
- Enclosed rear garden
- Planning reference number 24/02854/FUL or 21/04854/FUL
- [What3Words///influencing.tribune.oasis](https://www.what3words.com/what3words/influencing.tribune.oasis)

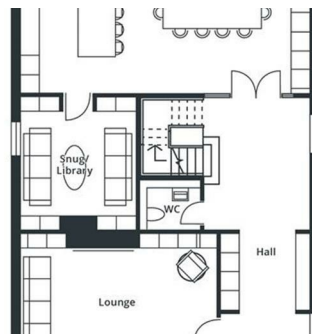
Asking Price

**£550,000**



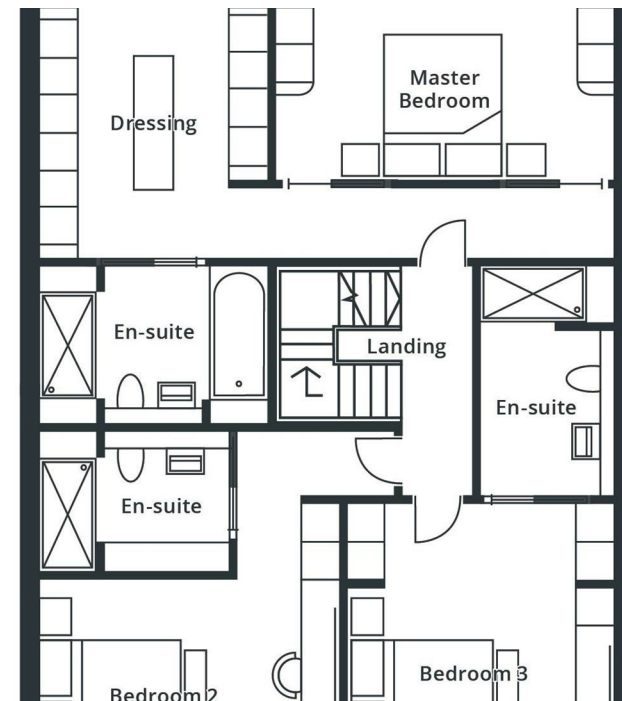
LOWER GROUND FLOOR

Cinema	4.2m x 5.7m	13'7" x 18'7"
Boots/Utility	3.6m x 3.7m	11'8" x 12'1"
Garage	5.5m x 7.0m	18'0" x 22'9"
Gym	3.3m x 6.4m	10'8" x 20'9"
Shower	2.1m x 2.5m	6'8" x 8'2"
Guest Bedroom	4.8m x 3.5m	15'7" x 11'4"
Dressing	2.1m x 3.3m	6'8" x 10'8"
En-suite	2.5m x 2.0m	8'2" x 6'5"



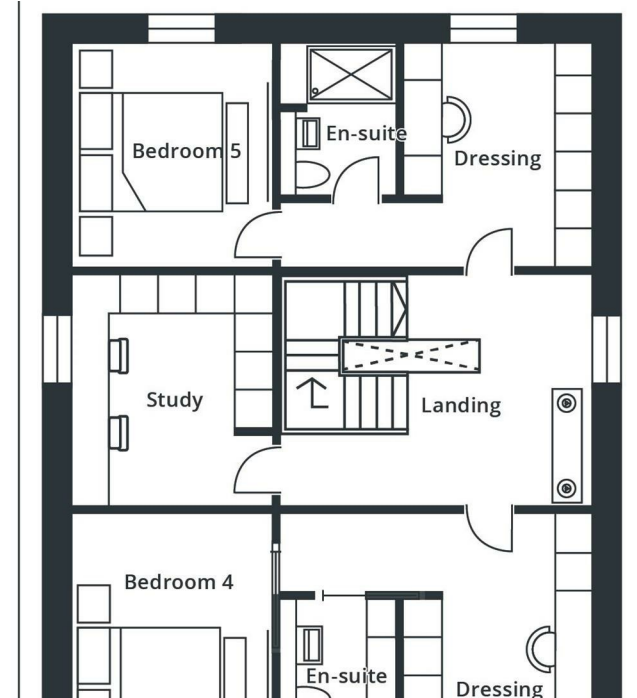
GROUND FLOOR

Kitchen/Dining	9.1m x 5.1m	29'8" x 16'7"
Snug/Library	3.6m x 4.2m	11'8" x 13'7"
Lounge	6.2m x 4.5m	20'3" x 14'7"
WC	1.9m x 1.5m	6'2" x 4'9"
Entrance Hall	3.3m x 9.1m	10'8" x 29'8"



## FIRST FLOOR

Master Bedroom	5.4m x 2.7m	17'7" x 8'8"
Hallway	5.4m x 1.1m	17'7" x 3'6"
Dressing	3.6m x 4.0m	11'8" x 13'1"
En-suite	3.6m x 2.5m	11'8" x 8'2"
Bedroom 2	4.7m x 3.8m	15'4" x 12'4"
En-suite	3.0m x 2.2m	9'8" x 7'2"
Bedroom 3	4.8m x 5.3m	15'7" x 17'3"
En-suite	2.1m x 3.6m	6'8" x 11'8"



## SECOND FLOOR

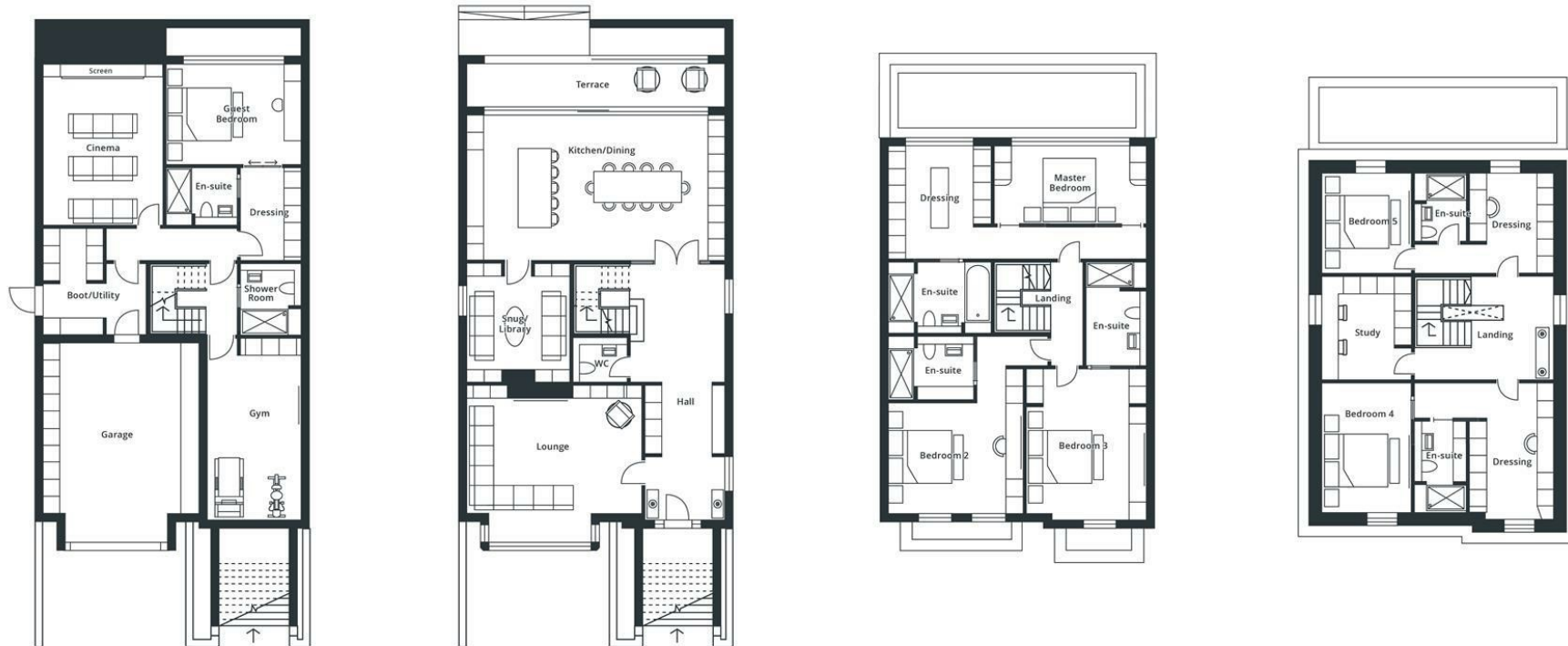
Study	3.2m x 3.6m	10'4" x 11'8"
Bedroom 4	3.2m x 4.6m	10'4" x 15'0"
Dressing	2.9m x 4.8m	9'5" x 15'7"
En-suite	1.8m x 3.2m	5'9" x 10'4"
Bedroom 5	3.2m x 3.5m	10'4" x 11'4"
Dressing	2.9m x 3.5m	9'5" x 11'4"
En-suite	1.8m x 2.4m	5'9" x 7'8"







# Floorplan



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