

Large detached character house close to shops and beach
Chessel Avenue, Bournemouth, BH5 1LQ

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- **Detached character residence**
- **Impeccably presented**
- **5/6 Bedroom, 2 Reception rooms**
- **Annexe potential**
- **Parking for 4 cars**
- **Council Tax Band F**

SITUATION

The property sits in a pretty road that runs perpendicular to the Overcliff and is a flat walk to the cliff top and then down to the beach. Boscombe Manor sits between Southbourne with a wonderful array of delis, restaurants and shops and Boscombe Spa with its pier and, surf reef and quirky surf culture. A doctor's surgery is close by together with bus routes.

INSIDE SPACE

A covered storm canopy opens into the entrance lobby which has wood effect flooring and doors to the garage and inner lobby. The downstairs cloakroom is part tiled with polished stone walls and flooring and has a WC and wash hand basin with cabinet under.

The front reception room is dual aspect and has a classic double mantle fireplace surround with mirror, tiled back plate and hearth. The rear reception room is also dual aspect and has mock ceiling beams and a double mantle fireplace surround with tiled back plate and hearth.

The kitchen/breakfast room has an inset circular drainer sink unit with swivel head taps and a comprehensive range of wall and floor mounted cupboard units and displays with contrasting roll top work surfaces and tiled surrounds. Fitted gas Belling range style cooker with fitted stainless steel extractor hood over. Integrated washing machine, dishwasher and two integrated fridges. Wooden effect flooring. Security control panel. Pantry cupboard.

Stairs lead to the second floor accommodation and the master bedroom suite which comprises bedroom with classic double mantle fireplace surround with mirror, tiled back plate and hearth, door way to dressing room and ensuite bathroom with white WC, wash hand basin with cabinet and panelled bath with integrated shower and shower side screen.

Bedroom two has a fitted four door wardrobe. Bedrooms three and four both have fireplace surrounds.

A fully tiled bath/shower room has a white suite comprising wash hand basin, paneled bath with shower hose attachment and a shower cubicle with Mira Sprint shower. The cloakroom is fully tiled.

Bedroom five offers access to the eaves storage.

A further bathroom is part tiled with a white three piece suite comprising wash hand basin, WC and corner bath with shower hose attachment.

OUTSIDE SPACE

The integral garage has power and lighting, double doors to the rear garden and a roll up door. There is also a part tiled shower room with computerised steam shower with body jets, overhead shower and hand held shower hose and inset seat, wash hand basin and WC.

The front garden is walled and fenced with access to the garage and offers parking for numerous vehicles. The fully enclosed rear garden is laid to lawn with raised flower and shrub features and has a gardeners WC.

AGENTS COMMENT

This is an incredibly spacious house presented in very good order which means one can spend less time doing DIY and more time on the beach!

OWNERS COMMENTS

We love the proximity to the beach and shops. There are local doctor and dental surgeries and it's a quiet road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	78
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	74
EU Directive 2002/91/EC			
England, Scotland & Wales			

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