

Spacious house on pretty road close to beach with sunny gardens.  
Chessel Avenue, Bournemouth, BH5 1LQ

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## Spacious house on pretty road close to beach with sunny gardens.

- **Five bedrooms**
- **Detached games room**
- **Four further reception rooms**
- **West facing sunny aspect**
- **Kitchen/Dining room**
- **Original features**

### 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 culture.

### INSIDE SPACE

The front entrance of the property is through the original front porch. This then leads to the front door into a wide hall with an impressive staircase. To the left of the front door is a large living room with bay window and views of the garden and a feature fireplace. Through this room there is a large light room that is currently used as a games room with sliding doors onto the patio. There is a further door into the kitchen which has small utility space for a washer dryer, space for an American size fridge freezer and a gas range cooker. An additional room which is accessed off the hall with a wooden floor is currently being used as a dining room and can accommodate a table that seats 12 people. There is a further downstairs room

which is currently being used as a bedroom, however it could be an office or play room.

On the first floor there is a spacious galleried landing and there are four bedrooms. The first room accommodates two singles with built-in storage. There is a separate WC and a main bathroom with shower over bath. The next bedroom has a double bed and a sink unit in the corner with built-in storage. The next bedroom also accommodates a good size double bed and has built-in storage. There is a small single room which has built-in storage. The master bedroom has a bay window overlooking Chessel Avenue and an ensuite bathroom with shower cubicle.

Outside the patio is south-west facing. There is an outbuilding which features a sauna as well as a shower cubicle. There is also a hot tub in the garden.

### OUTSIDE SPACE

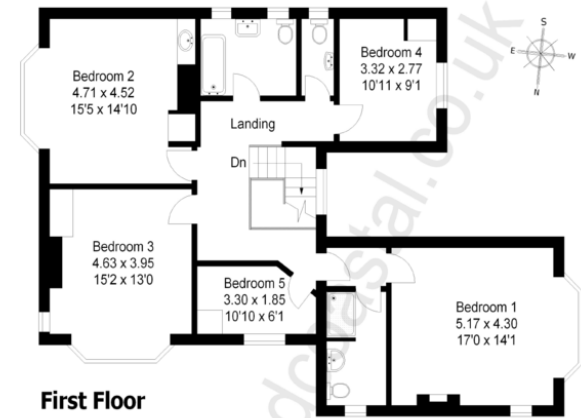
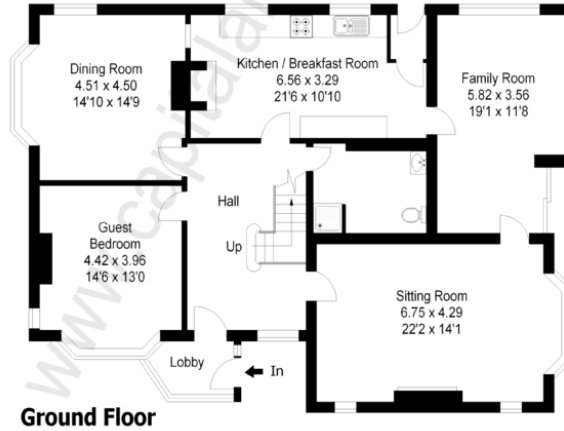
The property is situated in the centre of its plot and has a drive way leading from Wilfred Road. The potential exists for a further driveway off Chessel Av. The gardens are very pretty and the whole house looks very pretty sitting in its surroundings. There is a garage which has been converted into a games room.

### AGENT'S COMMENTS

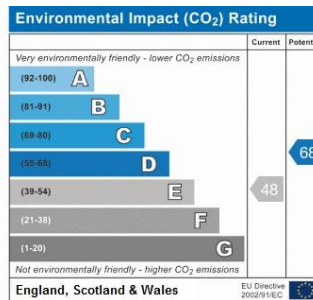
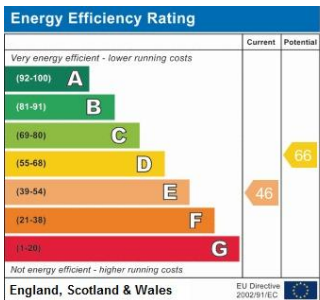
Whether purchased as an investment or home, this is a great house. Architecturally it is an attractive property and it has been well maintained. It also benefits from an excellent location on a pretty tree-lined street and it both a short walk to the beach or the local amenities.

### OWNERS' COMMENTS

The property is trading as a successful holiday let, which can accommodate up to fourteen people. It is a fully operational business which someone could easily take over. We get groups of people coming for various family celebrations, as the house easily accommodates extended families. We always receive positive feedback about having two games rooms to keep everyone occupied and happy. Guests are pleased with the spacious, well equipped kitchen to congregate in. Our location of course, being so near the cliff top, shops and restaurants is a big bonus to their holiday.



For identification purposes only, not to scale  
 Approximate Gross Internal Area :- 250 sq m / 2700 sq ft



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