



Estate Agents



Auctioneers

# Stourwood Avenue, Southbourne, Bournemouth, BH6 3PN

## Guide Price £850,000 – Freehold

**Five Bedroom, Two Bathroom Detached House with 2705 SqFt of Accommodation**  
**Entrance Hall | Downstairs W/C | Kitchen/Breakfast Room | Dining Room | Lounge | Utility Room | Conservatory**  
**First Floor Landing | Master Bedroom with En-Suite | Three Further Double Bedrooms | Family Bathroom**  
**Stairs To second Floor | Fifth Bedroom | Multiple Off Street Parking | Rear Garden**

A great opportunity to purchase a spacious five bedroom, two bathroom detached house situated in a most convenient location close to the popular shopping parade at Southbourne Grove and just 500 yards from the picturesque clifftop and award winning sandy beaches below. The property offers sprawling accommodation over three floors totalling 2705 SqFt in total, and benefits include UPVC double glazing, gas central heating, 25' kitchen/breakfast room, 26' reception room, separate dining room, conservatory, master bedroom with en-suite, three further double bedrooms, modern family bathroom plus a 26' loft room. Viewing is highly recommended.

Enter into the hallway with staircase to the first floor, useful ground floor cloakroom and doors to all the main rooms. The 25' double aspect kitchen/breakfast room is hugely impressive and fitted with an extensive range of gloss fronted wall and base units, central island unit and French doors to the garden. The separate dining room has a wood floor and a useful utility cupboard/store. The 26' main reception room is also double aspect with French doors leading to the UPVC conservatory.

From the first floor landing there are four bedrooms - the master bedroom has its own beautifully fitted en-suite comprising of bath/shower, separate shower cubicle, w/c and twin wall-hung vanity basins with cupboards under. There are three further double bedrooms and an impressive family bathroom. Stairs then lead up to the second floor landing area and the amazing 25' fifth bedroom.

Outside, the property benefits from a large frontage with parking for multiple cars, motorhome or boat. The rear garden is mainly laid to lawn with mature shrubs and a large patio area. There is also a large shed and gated side access.

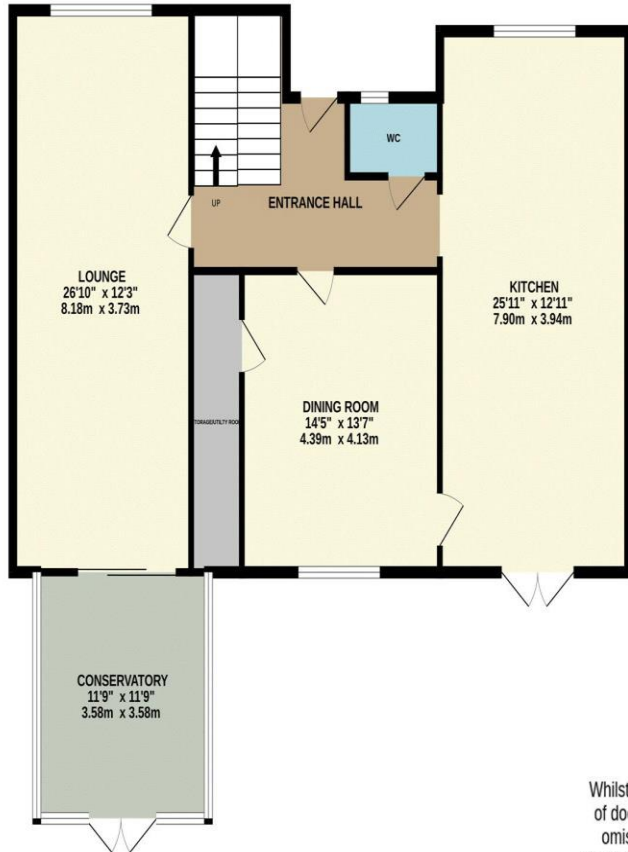
Council Tax Band: F

EPC Rating: to be confirmed

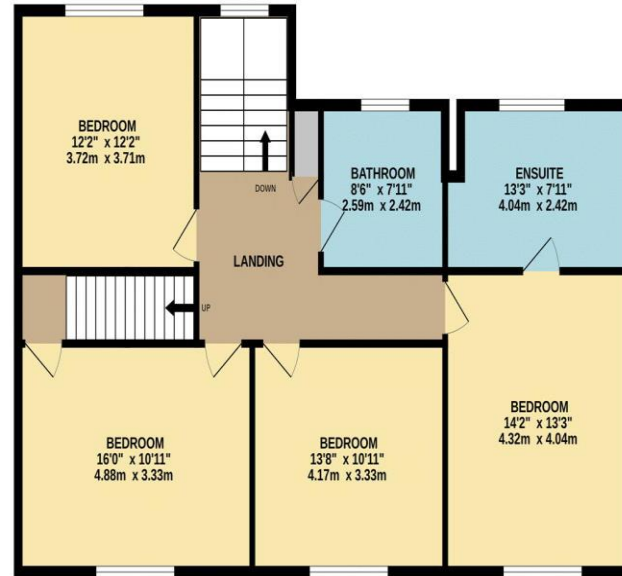




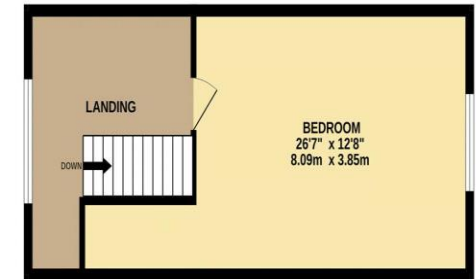
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2705sq.ft. (251.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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