



FOR SALE
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Auctioneers

Stourcliffe Avenue, Southbourne, Bournemouth, BH6 3PU

£750,000 – Freehold

**Three Bedroom Detached Chalet-Bungalow Just 120 Yards from the Clifftop
Entrance Hall | Lounge | Dining Room | Kitchen | Two Ground Floor Bedrooms | Ground Floor Bathroom and Separate WC
First Floor Master Bedroom with En-Suite Bathroom | Gardens | Garage**

This three bedroom detached chalet-bungalow with wrap-around garden is located just 120 yards from the overcliff and Southbourne's award winning sandy beaches below; in the opposite direction you are just 500 yards to Southbourne Grove with its array of independent shops, restaurants and coffee shops. The property benefits from an ADT burglar alarm system, Worcester Bosch boiler with remote wi-fi access, gas central heating and double glazing.

Upon entering the property you are greeted with a hallway which has parquet flooring and doors leading to all rooms. The lounge has a Sky TV connection, wooden flooring, a window overlooking the side garden plus sliding doors leading out to the rear garden. The kitchen is in need of modernisation, but currently has a range of units with worktops over, built in oven & gas hob with space for other appliances; it also has a stable-door leading out to the garden. There is a separate dining room which has original wooden flooring and could be used as a 4th bedroom if required. To the front of the property there are two good sized double bedrooms, both with bay windows letting in lots of natural light (the second bedroom is currently in use as a home-office, with connections for both Sky and BT for phone and broadband). The bathroom has a jacuzzi-style bathtub, basin inset into vanity unit, tiled walls, wooden flooring and a window for ventilation, there is a separate w/c.

The first floor (which was originally two bedrooms) as been reconfigured into a very spacious master bedroom having built-in wardrobes, a Sky TV connection and an en-suite bathroom with bathtub, basin and w/c, there is extra storage and a Velux window giving lots of natural light.

Outside there is a wrap-around garden mainly laid to lawn with shrub borders, and offering potential to extend the property (subject to planning permission). A driveway provides multiple off road parking, and gates on either side of the property allow access for extra vehicles. There is also a summerhouse and a brick-built garage.

Council Tax Band: E

EPC Rating: 59 | D







Total Area: 126.1 m² ... 1357 ft²
 All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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