



Estate Agents



Auctioneers

Southwood Avenue, Southbourne, Bournemouth, BH6 3QA

£800,000 – Freehold

**Four Double Bedroom Detached House Situated Between the Clifftop and Southbourne Grove
Entrance Porch | Entrance Hall | Downstairs WC | Lounge | Dining Room | Kitchen | Stairs lead to First Floor Landing
Four Bedrooms | Bathroom | Separate Additional Shower Room | Attached Garage | Gardens**

This impressive extended four double bedroom detached house is located just 350 yards from the stunning clifftops at Southbourne with the award winning sandy beaches below. Southbourne Grove with its array of independent shops, cafes, bars, and restaurants is also only a short walk away - making this an ideal family home. Benefits include gas central heating, double glazing and potential for a loft conversion/extension (STPP). Viewing is highly recommended to appreciate what this house has to offer.

Upon entering the property you are greeted with a good sized hallway having doors leading to all rooms on the ground floor. To the right is the lounge which has a bay window overlooking the front aspect offering lots of natural light and measuring 15' in length. Beyond this is the dining room which is an impressive 21' in length and offers direct access to the rear garden via French doors. The kitchen features built-in oven, ceramic hob and extractor fan, along with plenty of storage units and worktop space. There is also a downstairs w/c underneath the stairs with basin and window.

Upstairs plays host to four bedrooms. Bedrooms one & two are good sized doubles - the main bedroom benefits from a bay window, and plenty of space for a king size bed and ample furniture, bedroom two overlooks the rear garden and again is generous in size. The modern family bathroom has been recently fitted and has a shower screen, overhead shower attachment, partially tiled walls, basin, w/c and window for ventilation. There is also a separate shower room which has a double shower, fully tiled walls, basin, w/c and two windows for extra light.

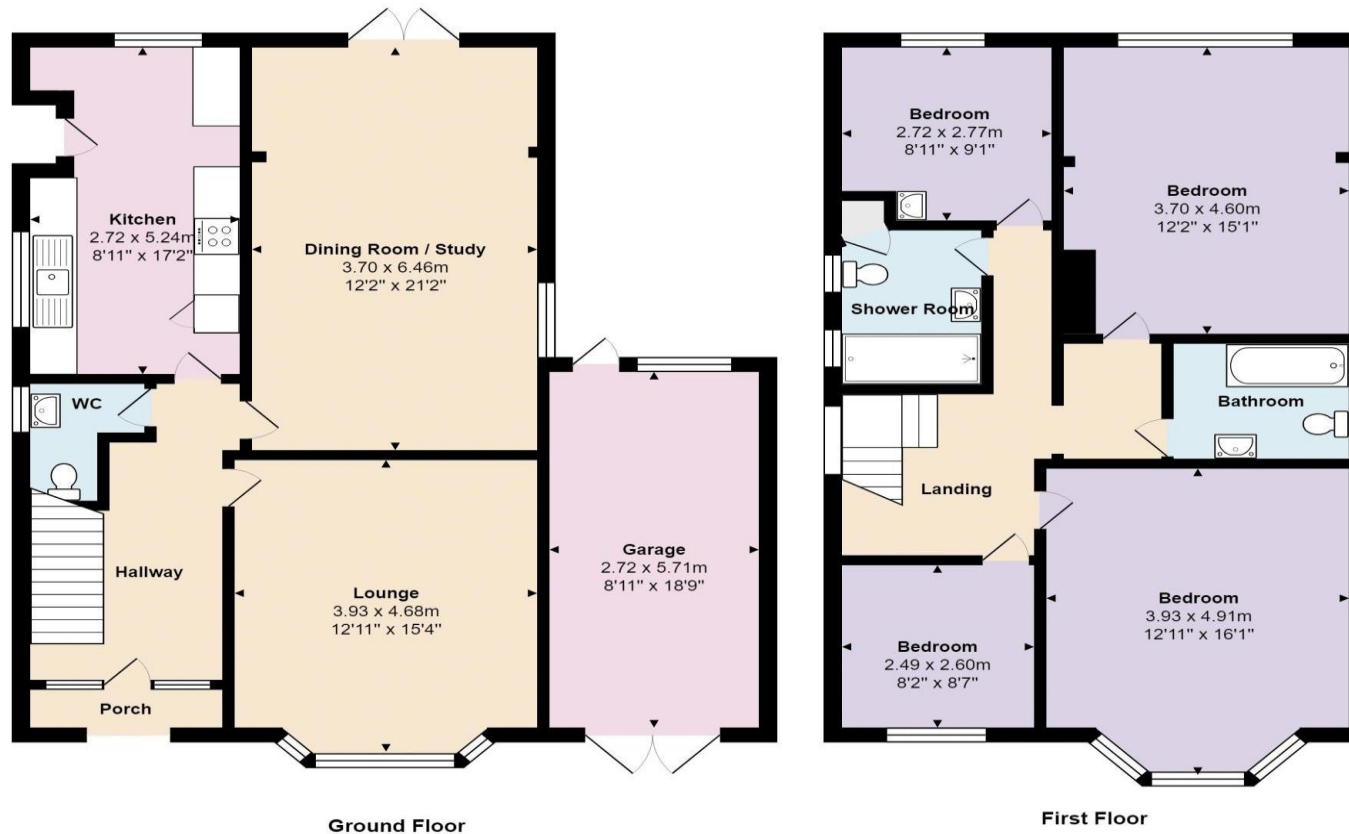
Outside, there is a good sized private rear garden, mainly laid to lawn with patio area and enclosed with a wall offering extra privacy. Attached garage, measuring 18' in length with personal door to the garden and double opening doors to the front. The front garden is laid to lawn and has two driveways providing ample off road parking.

Council Tax Band: E

EPC Rating: 64 | D







Total Area: 161.5 m² ... 1739 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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