TOTAL FLOOR AREA : 2494 sq.ft. (231.7 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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RICHARD GODSELL Est.1928

Fishermans Avenue, Southbourne, Bournemouth, BH6 3SQ
£700,000 – Freehold

Victorian Town House | Entrance Hallway | Lounge | Snug | 34ft Kitchen Dining Room | First Floor Landing
Master Bedroom with En Suite Bathroom | Two Further Bedrooms | Bathroom | Stairs to Second Floor
Three Further Bedrooms | Three Bathroom | Courtyard Garden | Parking For 2 Cars | Freehold

UNEXPECTEDLY RE-AVAILABLE A rare opportunity to purchase a Six Bedroom Three Bathroom Victorian Villa situated in a picturesque location overlooking the locally renowned Fisherman's Walk within a short stroll to both the shops at Southbourne Grove and the Beach front. Southbourne Grove has a popular array of local shops, cafes and restaurants. Steeped with character this outstanding family home was built at the turn of the century and retains many of the original character features such as high ceilings, large skirting boards, tiled entrance lobby, original architrave, ornate staircases, deep coving and detailed fireplaces. The house offers enormous accommodation over three floors totalling some 2300 sqft of living space. Viewing is essential!

The sprawling ground floor consists of a front lounge with wood burning stove and bay window, cosy snug and a superb 34ft kitchen and dining room with a modern kitchen and French doors leading to the garden. The kitchen has an extensive range of wall and base units with quartz worksurfaces over incorporating a breakfast bar. There is ample space for a table and chairs plus a further seating/tv area. There is a useful ground floor cloakroom and further utility space to the side.

On the first floor there is the most impressive 17' x 17' master bedroom with bay window overlooking Fisherman's Walk and an opulent ensuite with freestanding bath, shower cubicle, wc and basin. There are then two further bedrooms and a family bathroom. Stairs then rise to the second floor contains another three double bedrooms and a further bathroom. Outside there is a pretty courtyard style garden (south east facing) with a gate leading to the driveway which provides two parking spaces via the rear service road.

Tenure: Freehold
Council Tax Banding: D
EPC Rating: 62 | D