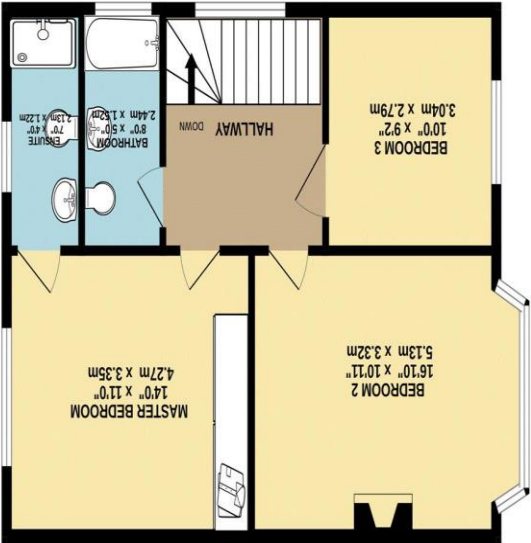




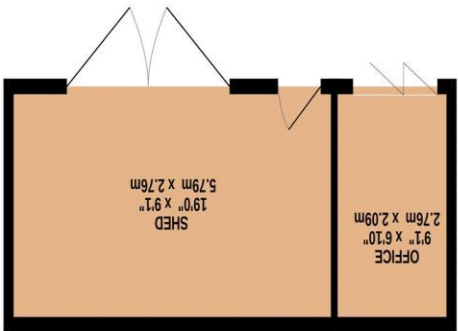
GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



OUTBUILDING  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Pine Avenue, Southbourne, Bournemouth, BH6 3SW

## Offers In Excess Of £700,000 – Freehold

**Extended Three Bedroom Detached Family Home | Hallway | Lounge | Impressive Open Plan Kitchen Diner | Utility Room  
Downstairs W.C | Three Double Bedrooms | Family Bathroom | En-Suite To Master | Outbuilding With Power | Sunny Aspect  
Rear Garden | Paved Driveway**

This beautifully presented, extended three-bedroom family home is located on the sought-after Pine Avenue in Southbourne. It is within easy walking distance of Southbourne Grove, which offers a wide variety of shops, restaurants, bars, cafes, and other amenities. Additionally, the property is close to award-winning beaches, making it a must-see!

The ground floor features a front reception room with a log burner and a bay window that lets in plenty of natural light. There is also a separate office space that could easily serve as a guest room. The centerpiece of the home is the exceptional open-plan kitchen/diner, which boasts modern tiled flooring, an "L" shaped worktop with ample cupboard space underneath, a gas hob, an extractor fan for ventilation, and an under-counter dishwasher. This space seamlessly flows into the dining/sitting area, which includes two Velux windows and bi-folding doors that open directly onto the garden, creating an excellent entertaining space. Off the kitchen, there is a utility room and an additional storage cupboard, as well as a convenient downstairs W.C. On the first floor, you will find a spacious master bedroom complete with built-in wardrobe space and an en-suite bathroom that features a walk-in shower, W.C., and basin, all finished to a high modern standard. Bedroom two is impressively sized and includes a character feature fireplace and a bay window overlooking the front of the property. Bedroom three is an ideal guest bedroom.

Outside, the south-facing rear garden offers a delightful space with composite decking, a well-kept lawn, and flower beds enclosed by fence panels. A standout feature is the multi-purpose outbuilding, which comprises two sections: on the left side, there is an office/garden room with tiled flooring and LED lighting, making it perfect for various uses. The right side is currently utilised as a storage/workshop area, with double doors that allow for easy and secure storage of jet skis or paddleboards. Side access to the front of the property is available via double doors. At the front, there is a paved driveway for parking, along with an additional storage cupboard that is powered, providing the option for future installation of an EV charging point.

Viewing this fantastic home is highly recommended.

Tenure: Freehold  
EPC Rating: 63 | D  
Council Tax Band: D

