



Estate Agents



Auctioneers

Grand Avenue, Southbourne, Bournemouth, Dorset, BH6 3SY

Guide Price £1,000,000 - £1,100,000 – Freehold

Five Double Bedroom Three Bathroom Detached Period House | 2700sqft | Boot Room/Porch | Entrance Hallway Two Separate Reception Rooms | 27ft Kitchen Diner | Ds Wc | 25ft Master Bedroom Suite with Dressing Room & Ensuite Two Double Bedrooms | Family Bathroom | Second Floor Landing | Bathroom | Two Further Double Bedrooms Store Room | Off Street Parking | Rear Garden | Garden Room/Office | No Chain

Located on the desirable Grand Avenue in Southbourne, this stunning detached residence provides an enviable coastal lifestyle, just moments from the beach and the vibrant high street. The area boasts excellent transport links, with regular bus services and nearby train stations at Pokesdown and Bournemouth, offering direct routes to London. Additionally, Bournemouth Airport is less than 15 minutes away, making travel both convenient and accessible. With over 2,700 square feet of spacious accommodation spread across three floors, this beautifully presented house is perfect for families seeking both space and flexibility.

Upon entering, you're welcomed by an impressive 24-foot entrance hall, which sets the tone for the elegance and quality found throughout the property. The ground floor features three well-proportioned reception rooms, providing versatile space for formal entertaining or relaxed family gatherings. At the heart of the home is a spacious kitchen, dining, and family room, serving as a superb hub for daily life, with ample room for cooking, socializing, and hosting. On the first floor, you'll find three generous double bedrooms, including a spacious master suite complete with its own ensuite bathroom. The two additional bedrooms on this level are serviced by a well-appointed family bathroom, ensuring comfort and privacy for everyone. The top floor offers two further double bedrooms, ideal for teenagers or guests, complemented by a modern shower room.

Outside, the property continues to impress. The rear garden is a peaceful and private space, perfect for entertaining or enjoying outdoor time with family. A thoughtfully included outdoor shower is ideal for rinsing off after beach days. To the front, there is ample off-road parking for several vehicles, providing plenty of space for family and visiting guests.

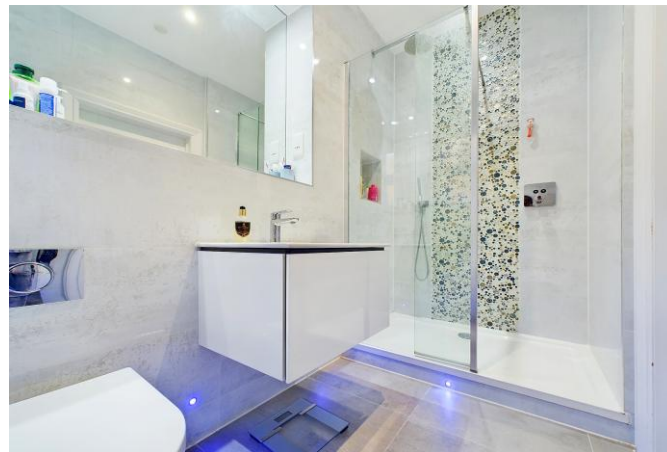
A true highlight is the versatile outbuilding, which can serve a variety of purposes. Whether as a home gym, dedicated workspace, guest suite, or potential Airbnb rental (subject to the necessary consents), it offers exceptional flexibility to suit your lifestyle or investment goals. Offered with no onward chain, this exceptional property presents a rare opportunity to secure a spacious home in Grand Avenue.

Tenure: Freehold

Council Tax Banding: F

EPC Rating: 69 | C

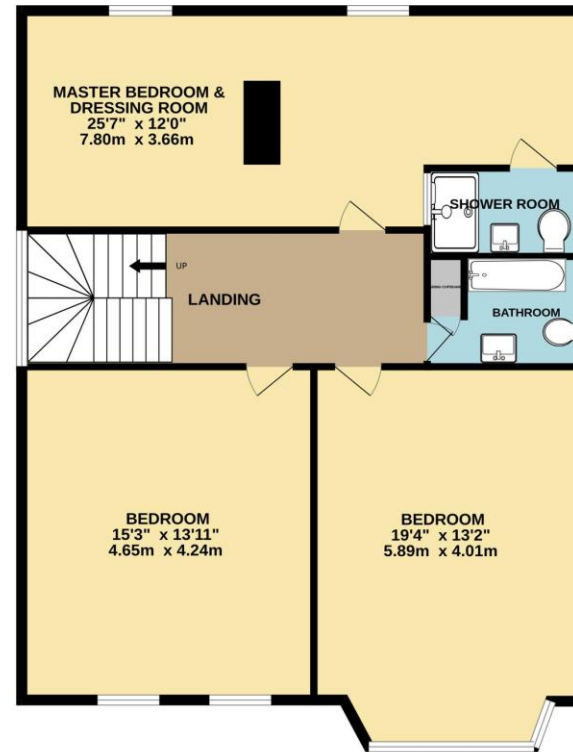




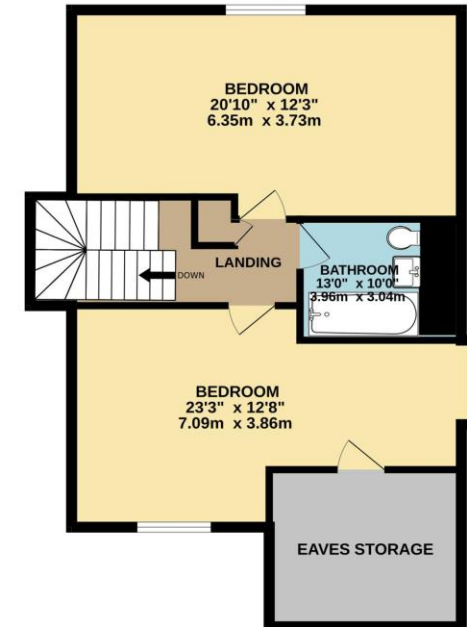
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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