



Estate Agents



Auctioneers

Castlemain Avenue, Southbourne, Bournemouth, Dorset, BH6 5EN

Guide Price £800,000 - £825,000 – Freehold

3 BEDROOM HOUSE WITH TWO BEDROOM ANNEX Porch | Hallway | Two Reception Rooms | Ground Floor Bathroom
Kitchen Diner | Rear Sun Room | Landing | Three Double Bedrooms | Shower Room | **GROUND FLOOR ANNEX**
Reception Room | Kitchen | Bathroom | Two Double Bedrooms | Multiple Off-Street Parking | Rear Garden

GUIDE PRICE £800,000 - £825,000 - THREE-BEDROOM HOUSE WITH TWO-BEDROOM ANNEXE! A rare opportunity to acquire this versatile and well-presented three-bedroom detached home, complete with a spacious two-bedroom self-contained annexe. Offering a total of around 2,537 sq ft of accommodation, this impressive property provides flexible living options, perfectly suited for multi-generational households, extended families, or those seeking potential rental or Airbnb income. The main house features uPVC double glazing, gas central heating, two spacious reception rooms, two bathrooms, and a stunning open-plan kitchen/dining room with bi-folding doors leading directly to the rear garden. The property is entered via an enclosed porch opening into a large, welcoming hallway with stairs to the first floor. At the front are two well-proportioned reception rooms, both enjoying bay windows that fill the space with natural light. A modern ground-floor bathroom is fitted with a panel bath, WC, and basin. To the rear, the open-plan kitchen/diner is the real heart of the home, fitted with an extensive range of wall and base units topped with stone work surfaces, a built-in oven and hob, and space for additional appliances. There is ample room for both dining and seating areas, while bi-folding doors open to the rear garden, ideal for entertaining and family life. A separate door connects directly to the annexe.

The annexe offers superb independent accommodation, including a 16ft living room, a modern kitchen with oven, hob, a bathroom with bath (adaptable to a walk-in shower if preferred), and two generous double bedrooms. With its own independent access, the annexe is perfect for family use, guest accommodation, or as a rental opportunity.

Upstairs, the first-floor landing is particularly spacious and offers room for a study area. There are three large double bedrooms, each well presented, along with a modern family shower room, completing the accommodation. Externally, the property boasts an attractive block-paved in-and-out driveway providing ample off-road parking, with side access leading to the garden and the annexe entrance. The sunny rear garden enjoys a paved patio area, well-kept lawn, and a large garden shed, creating a private and practical outdoor space.

This outstanding home combines size, flexibility, and modern comfort in equal measure, offering an ideal solution for families needing adaptable accommodation close to local amenities. Early viewing is strongly advised to appreciate the scale and versatility of this exceptional property.

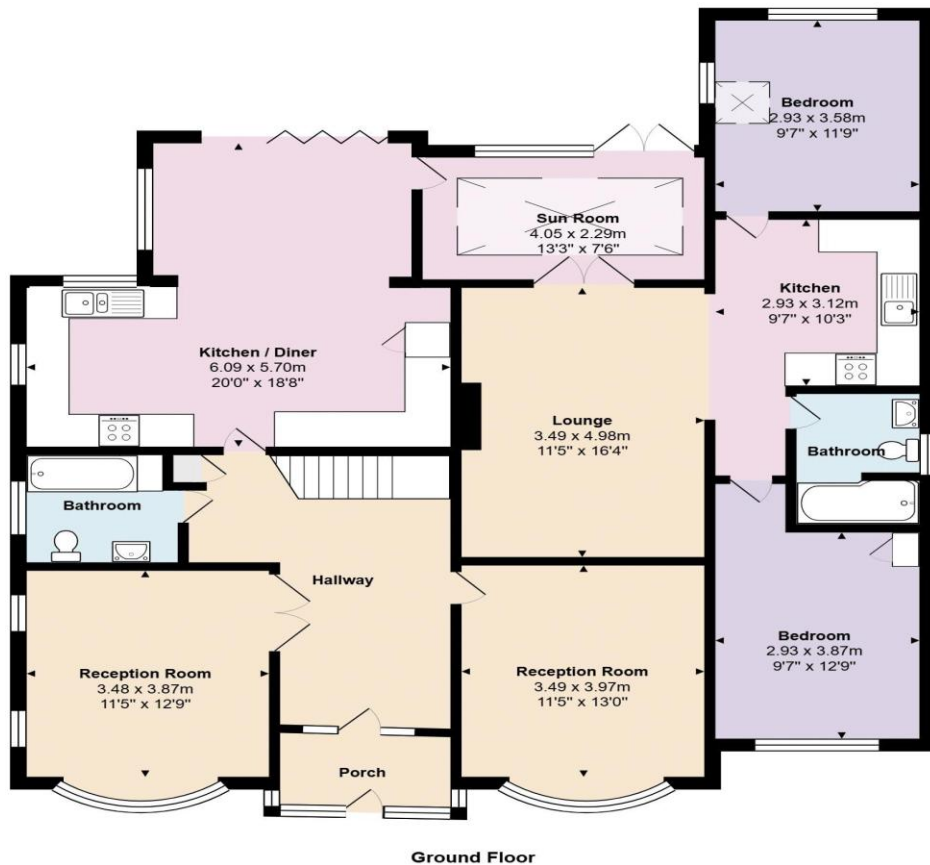
Tenure: Freehold

EPC Rating: 71 | C

Council Tax Band: D







Total Area: 235.7 m² ... 2537 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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