



Estate Agents



Auctioneers



# Castlemain Avenue, Southbourne, Bournemouth, BH6 5EJ

## Guide Price £400,000 – Leasehold

**Superb Four Bedroom, Two Bathroom Split-Level Flat | Own Private Entrance | Stairs to First Floor Landing  
17' Reception Room | Study | Two Double Bedrooms | Kitchen/Breakfast Room | Bathroom | Stairs to Second Floor  
Two Further Bedrooms & En-Suite Bathroom | Large Rear Garden | Off Street Parking | No Chain**

A superbly spacious four bedroom, two bathroom split-level maisonette situated in the heart of Southbourne, and featuring excellent accommodation with a host of benefits to include UPVC double glazing, gas central heating, 17' reception room, four bedrooms, study, modern kitchen/breakfast room, two bathrooms (one en-suite), 50' rear garden and parking for 2 cars. Viewings recommended to fully appreciate the size of the property - it's bigger than a house!!

Enter via the private front door and into the ground floor hallway. There's a useful storage area under the stairs and then a turning staircase to the main first floor landing. To the front aspect is the 17' x 13' reception room with large bay window and feature fireplace, plus a separate study. There are two genuine double bedrooms on the first floor and a main bathroom with white three piece of bath with shower over, w/c and basin. The 12' kitchen/breakfast room has a modern range of wall and base units with worksurfaces over, range-style cooker and space for other appliances. Stairs then lead to the second floor where you find a huge 23' bedroom with its own en-suite shower room and a further good sized single bedroom.

Outside, the frontage is laid to gravel, providing off road parking for 2 cars. Private side entrance. Private rear garden extending to approx. 50' in length with large lawn area and garden shed - secluded yet sunny westerly aspect.

Lease: 108 Years remaining  
Ground Rent: £250 per annum  
Council Tax Band: D

Maintenance: Shared, as and when required  
EPC Rating: 58 | D











Total Area: 135.1 m<sup>2</sup> ... 1455 ft<sup>2</sup>  
 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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