









## Beech Avenue, Southbourne, Bournemouth. BH6 3ST Guide Price £600,000

Five Bedroom, Four Reception Room Detached House | Entrance Lobby
Reception Hallway with Original Staircase | Downstairs W/C | Study/Bedroom 6
Lounge & Dining Room | Breakfast Room | Kitchen | First Floor Landing
Five Double Bedrooms | Family Bathroom & Separate WC
Off Street Parking | Garage to Rear | No Chain

A rare opportunity to purchase a spacious five bedroom, four reception room 1920's detached house situated in an ultra convenient location just 100 yards from Southbourne Grove with its bustling shopping parade with cafes & restaurants, and just 400 yards to the stunning clifftop and beaches below. Boasting over 2000 sqft of accommodation, with many original character features, this property could once again be transformed into a wonderful family home. Viewing is highly recommended to fully appreciate the size of accommodation on offer.

You enter via the unassuming front door, but once inside you are greeted by a stunning 14' wide hallway with an imposing original solid wood turning staircase with wide treads rising to the first floor landing; there is a useful downstairs cloakroom and access to all the main rooms. The main 25' lounge and dining room have dividing doors and a large bay window to the front; there is a third reception which could be used as a 6th bedroom or study and a 12' breakfast room adjoining the 13' kitchen.

Upstairs, from the bright and spacious landing, you will find 5 genuine double bedrooms - the master bedroom measuring some 16'  $\times$  12', bedroom 2 being 14'  $\times$  12', bedroom three 12'  $\times$  12' and even bedroom five measures some 12'  $\times$  9'. The family bathroom has a separate w/c; and loft space which could be converted into further rooms (STPP).

Outside, the front is paved to create off street parking for 2/3 cars and has a gated side access. The rear garden is mainly laid to lawn and measures approx  $40' \times 20'$ . A detached garage has vehicular access from the rear service road.

The property is now in need of some modernisation throughout, but if you seek a large house in a prime location then this is the house for you!

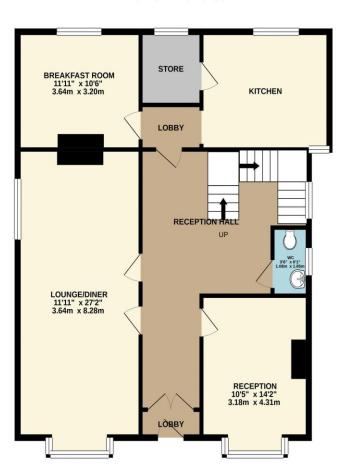
Council Tax Band: F EPC Rating: To be confirmed



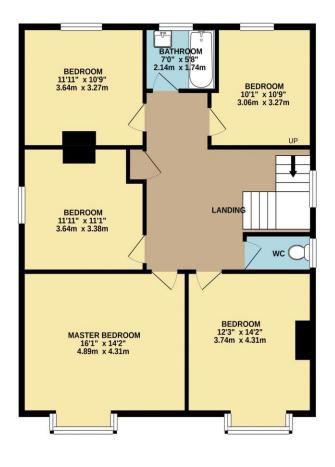




GROUND FLOOR 1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR 981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 2028 sq.ft. (188.4 sq.m.) approx. very attempt has been made to ensure the accuracy of the floorplan contained here, n

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, ormission 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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