



Connells

Grand Avenue
Southbourne

Grand Avenue Southbourne BH6 3SY

for sale guide price
£900,000 - £950,000



Property Description

Great opportunity to acquire a guest house of this size, in this condition and sitting in such a prime location. Accommodation in brief comprises; on the ground floor - lounge, breakfast room, kitchen and cloakroom. There are also private living quarters having a lounge, bedroom with dressing area and en-suite bathroom. On the first floor there are four double bedrooms, all of which have en-suite shower rooms. On the second floor there are two further double bedrooms also with en-suite shower rooms. Being offered in superb condition with many character features with a beautiful stained glass window running along side the stairwell, double glazing with bespoke fitted shutters and gas fired central heating.

Entrance Hall: Impressive entrance hall with staircase leading to the first floor having a stained and leaded feature window to the side. Understairs storage cupboard with light, two radiators, doors to lounge, breakfast room, kitchen and cloakroom. There is a further door which provides access into the private living quarters.

Cloakroom: Obscure double glazed window with fitted shutters to the side. Low level WC, wash hand basin, part tiled, radiator. Wall mounted hand dryer.

Lounge: 18' 7" into bay x 13' 5" (5.66m into bay x 4.09m)

Coved and textured ceiling, picture rail, feature fireplace with inset gas coal living flame fire, double glazed bay window with fitted shutters to front elevation feature archway with original style mouldings. Two radiators.

Dining Room: 18' 10" max x 12' 9" (5.74m max x 3.89m)

Coved ceiling, double glazed bay window with fitted shutters to front elevation, two radiators.

Private Lounge: 14' 6" x 11' 10" (4.42m x 3.61m)

Double glazed window with fitted shutters to side and rear elevations, radiator, double glazed French doors lead out onto the garden, Further door to:

Kitchen: 14' 6" x 12' (4.42m x 3.66m)

Double glazed door provides access to the side of the house. Fitted wall and base units with adjoining Minerva worktops. Inset 1½ bowl stainless steel sink unit with single drainer and mixer tap. Base drawer units. Wall mounted boiler. Space for range cooker fridge/freezer and dishwasher, Door to:

Ground Floor Bedroom: 12' 1" max x 11' 10" max (3.68m max x 3.61m max)

Coved and plain set ceiling, double glazed window with fitted shutters to rear elevation. Radiator. Open plan to:

Dressing Area: 12' 2" max x 4' 8" to wardrobe fronts (3.71m max x 1.42m to wardrobe fronts)

Fitted wardrobes to one side provides ample hanging and storage space, door to hallway, picture rail. Radiator. Further door to:

En Suite: Three piece suite comprising, low level WC, vanity wash hand basin with storage below and bath with shower over having fitted screen, ladder style radiator, part tiled.

First Floor Landing: Coved and textured ceiling, linen storage cupboard with two water tanks, radiator

Bedroom One: 14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Coved and textured ceiling, picture rail, radiator, double glazed window with fitted shutters to front aspect, Door to:

En Suite: Spotlights, low level WC, vanity wash hand basin, ladder style radiator, shower cubicle with wall mounted shower

Bedroom Two: 14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Coved and textured ceiling, picture rail, radiator, double glazed window with fitted shutters to front aspect, Door to:

En Suite: Spotlights, low level WC, vanity wash hand basin, ladder style radiator, shower cubicle with wall mounted shower.

Bedroom Three: 13' 4" max x 11' max (4.06m max x 3.35m max)

Coved and textured ceiling, obscure double glazed window with fitted shutters to the side elevation, double glazed window to rear elevation, radiator. Door to:

En Suite: Obscure double glazed window with fitted shutters to side elevation, low level WC, vanity wash hand basin, shower cubicle and tray with wall mounted shower, fully tiled walls to all visible areas, radiator.

Bedroom Four: 20' 2" x 15' 3" (6.15m x 4.65m)

Double glazed window with fitted shutters to rear aspect, radiator. Door to :

En Suite: Spotlights, low level WC, vanity wash hand basin, ladder style radiator, shower cubicle with wall mounted shower.

Second Floor: Linen storage cupboard, doors to bedrooms five and six, Velux window to side.

Bedroom Five: 20' 2" x 15' 3" (6.15m x 4.65m)

Double glazed window with fitted shutters to front elevation. two radiators. base unit with work top and inset stainless steel single bowl sink unit. Door to:

En Suite: Spotlights, Double glazed window with fitted shutters to side elevation. Low level WC, wash hand basin, shower cubicle and tray with wall mounted shower, radiator.

Bedroom Six: 13' 4" max x 12' 7" max (4.06m max x 3.84m max)

Double glazed window with fitted shutters to rear aspect, radiator. Door to:

En Suite: Velux window with fitted shutter, low level WC, shower cubicle and tray with wall mounted shower, vanity wash hand basin, ladder style radiator, fully tiled walls to all visible areas.

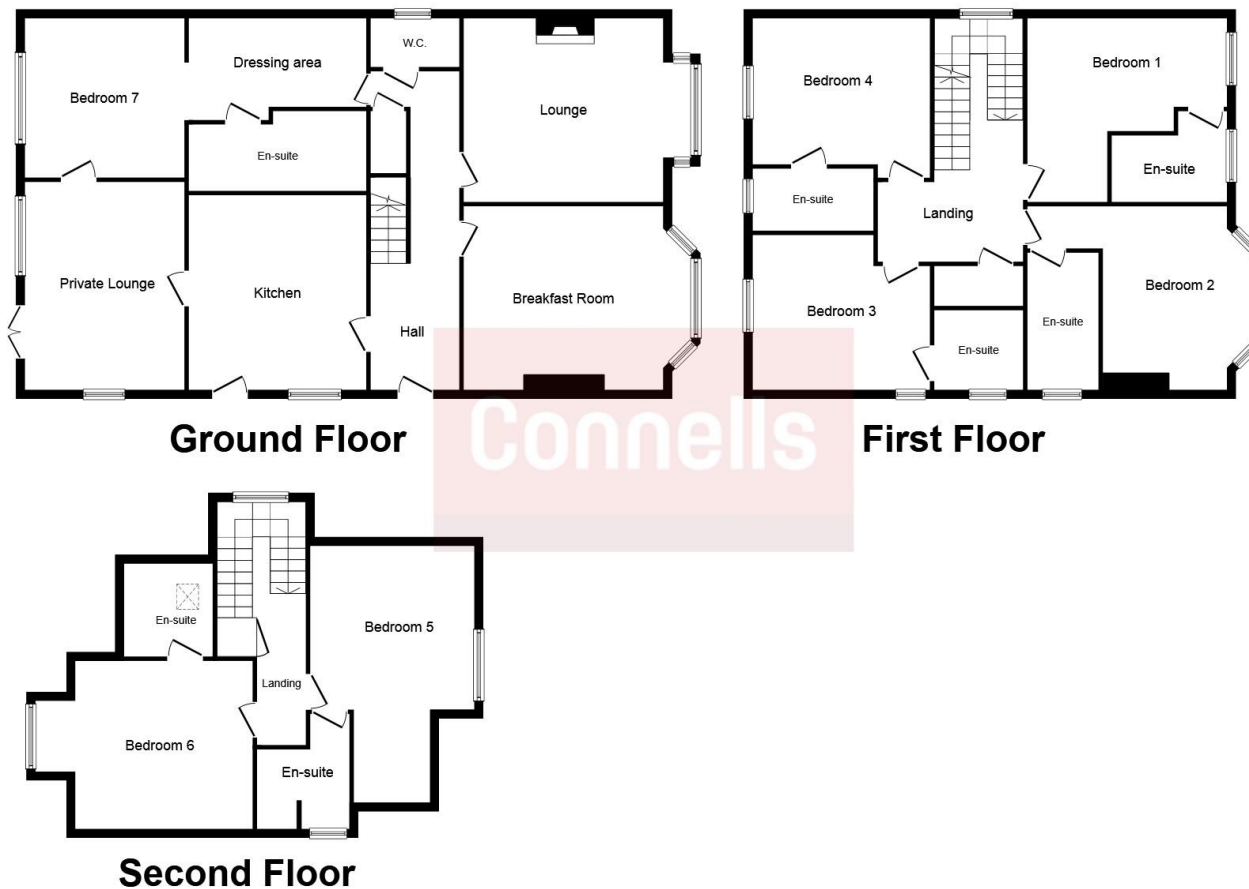
Outside: To the front there is parking for several guest vehicles and to the rear there is a pretty garden which is enclosed by fencing. There is also a detached summer house which is divided into two sections; the front is a laundry room having space and plumbing for washing machine and tumble dryer and the rear is a studio/further bedroom with an en-suite shower room so could be easily used as an annex.

Early viewing is essential to appreciate the size, quality and location.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC Rating: Awaited

Tenure: Freehold

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