



Estate Agents



Auctioneers

Merrivale Avenue, Southbourne, Bournemouth, Dorset, BH6 3JP

Guide Price £625,000 – Freehold

**Detached Chalet Bungalow | Four Bedrooms | En-Suite To Master Bedroom | Spacious Open Plan Kitchen & Living Area
Dining Room | Excellent Condition Throughout | Well Kept Private Rear Garden | Driveway Parking
Within Close Proximity To Award Winning Beaches**

An Exceptional Detached Chalet Bungalow in a Sought-After Location. Offered with no onward chain, this beautifully presented chalet-style residence provides over 1,500 sq ft of stylish, versatile living close to both Tuckton and Southbourne High Streets. Finished to an impressive standard throughout, the home combines contemporary design with generous, well-planned spaces ideal for modern family living.

A wide, fully tiled hallway leads to the superb open plan living and kitchen area, featuring underfloor heating, sleek gloss cabinetry, quartz and wooden worktops, and quality integrated appliances. The space flows naturally into a bright vaulted conservatory, creating an inviting setting for entertaining and everyday living, with direct access to the garden. The master suite on the ground floor offers a luxurious retreat, featuring a bay window, a real coal fireplace, a walk-in dressing area, and an elegant en-suite bathroom complete with a freestanding bath and twin basins. Additionally, there is a second spacious ground-floor bedroom currently being used as another reception room that also has a bay window and attractive carpets. You will find another reception room in the layout as well. Upstairs, accommodation includes two beautifully appointed double bedrooms with bespoke fitted storage, complemented by a versatile single bedroom or private study. A luxuriously finished shower room serves this floor, featuring a generous double walk-in rain shower, underfloor heating and refined full-height tiling.

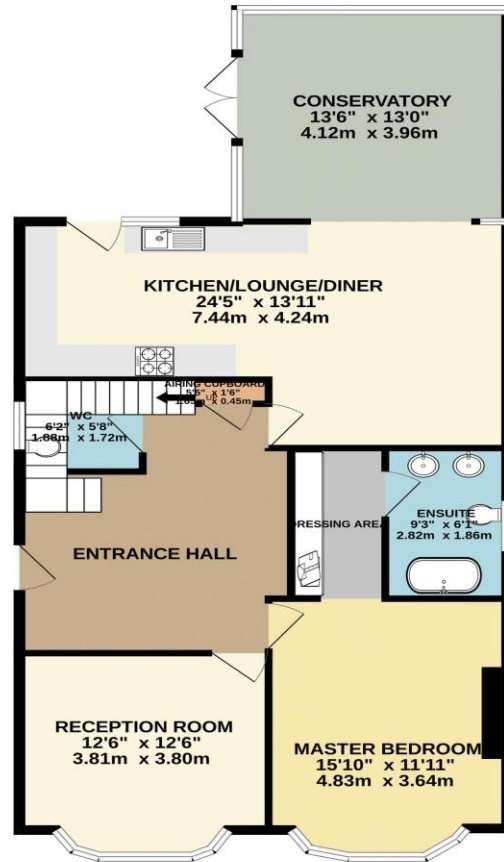
Externally, the home continues to impress. The elegantly landscaped front garden provides smart kerb appeal and convenient off-road parking, while a gated side driveway leads to a detached garage equipped with power and lighting. To the rear, a tranquil and impeccably designed garden awaits, complete with a manicured lawn, mature planting, a charming climbing pergola and a choice of refined seating areas, offering an idyllic retreat for relaxation and sophisticated outdoor living. Viewing is highly recommended to fully appreciate the quality and space on offer.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 47 | E

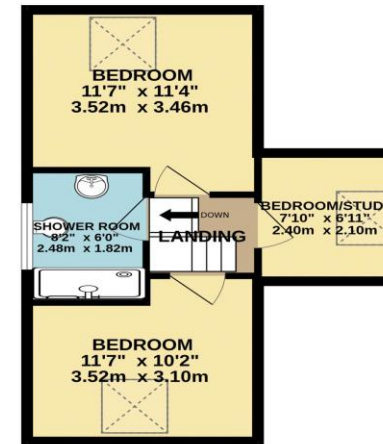




GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 sq.m.) approx.

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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