



Cassel Avenue | Alum Chine | Poole | BH13 6JD

Offers In The Region Of £1,100,000



**QSALES &
LETTINGS**

Cassel Avenue | Alum Chine
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Offers In The Region Of £1,100,000

- Substantial five double bedroom detached family home arranged over three spacious floors
- Spacious open plan kitchen/dining room, ideal for family living and entertaining
- Separate utility room and downstairs WC for added convenience
- Sunny rear garden, ample off road parking, garage with power, and excellent side access including double gates
- Council Tax Band: G EPC Rating: E
- Highly sought after BH13 location, just a short three minute walk from the beach
- Two separate reception rooms, including a bright main lounge with French doors opening onto the garden
- Impressive principal suite occupying the entire second floor with spacious ensuite bathroom
- Fantastic opportunity for modernisation, allowing buyers to put their own stamp on a substantial coastal home
- Viewing is highly recommended. To arrange an appointment, please call 01202 283654.



Set across three generous floors, this impressive home offers spacious and versatile accommodation, perfectly suited to growing families and those seeking flexible living space.

The ground floor features a spacious open plan kitchen/dining area, ideal for both everyday family life and entertaining. There are also two separate reception rooms, including a bright and spacious main lounge with French doors opening onto the sunny rear garden. A separate utility room and downstairs WC add further convenience.

Externally, the property benefits from a sunny rear garden, ample off road parking to the front, and excellent access to both sides of the property. One side offers double gated access, providing additional parking or storage potential, while the other benefits from a single side gate. There is also a single garage located within the garden, complete with power and electricity.

The first floor comprises four generous double bedrooms, one of which benefits from an ensuite shower room. A large family bathroom serves this floor and features both a bath and separate shower.

Occupying the entire second floor, the impressive principal suite offers a spacious and private retreat, complete with a large ensuite bathroom featuring both a bath and separate shower.

Offering generous proportions, an excellent layout, and exceptional potential throughout, this is a rare opportunity to secure a substantial home in one of BH13's most desirable locations. With huge scope for modernisation and improvement, buyers have the chance to put their own stamp on this fantastic property and create a stunning home just moments from the coast.

Additional Information
SEE VIRTUAL TOUR!
Council Tax Band: G
EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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