



Estate Agents



Auctioneers

Clowes Avenue, Southbourne, Hengistbury Head, Dorset, BH6 4ER

Guide Price £1,350,000– Freehold

**Three Double Bedroom Detached Chalet Bungalow | Porch | Entrance Hallway | 22ft Reception Room | Conservatory
28ft Kitchen Diner | Ground Floor Master Bedroom with Ensuite | Ds Wc | Annex Kitchen/Utility Room | WC | Study/Bedroom
Garage/Store | Landing | Family Bathroom | Two Further Double Bedrooms | Off Street Parking | Front & Rear Gardens**

A rare opportunity to acquire a superb home in one of BH6's premier locations. Nestled within a highly sought-after cul-de-sac, just a short stroll from the stunning coastline, Hengistbury Head and the area's award-winning sandy beaches, this deceptively spacious three double-bedroom extended detached chalet bungalow offers over 2,400 sq ft of versatile accommodation. Beautifully presented throughout, the property benefits from UPVC double glazing, gas central heating, plantation shutters, a superb 28ft open-plan kitchen/dining room, a spacious 22ft reception room, a walk in airing cupboard, an 18ft UPVC conservatory, a ground floor principal bedroom with en-suite, a substantial side extension offering annexe potential, two first-floor double bedrooms with sea glimpses, a modern family bathroom, a sunny and secluded rear garden with a Royce Cube Gazebo LED with 4 side pull down screens and ample off-road parking. A covered entrance porch opens into a welcoming and spacious hallway, complete with two useful storage cupboards, a ground floor cloakroom and staircase rising to the first floor. Positioned to the front of the property, the generous principal bedroom benefits from an extensive range of fitted wardrobes and a private en-suite bathroom comprising a bath with shower over, wash hand basin and WC.

To the rear is the impressive 28ft open-plan kitchen/dining room, providing an excellent space for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of base and wall units with contrasting work surfaces and includes a NEFF double oven, induction hob and extractor hood. There is ample space for a large dining table, while sliding patio doors and a further external door provide direct access to the rear garden. The spacious dual-aspect reception room enjoys windows to the front elevation and centres around a feature gas fireplace. Double doors lead through to the bright and airy 18ft UPVC conservatory with a glazed roof, creating an additional reception space overlooking the rear garden. The side extension was originally designed to create a self-contained one-bedroom annexe and is currently arranged as a utility room with kitchenette and a separate office, which could also serve as an additional bedroom. A further cloakroom is also located within this section of the property, and there is additional potential to convert the existing garage/store to create further accommodation, subject to any necessary consents. The first-floor landing leads to two generous double bedrooms, both enjoying dual-aspect windows, sea glimpses and an extensive range of fitted wardrobes. These are served by a well-appointed family bathroom comprising a bath with shower over, bidet, wash hand basin and WC, complemented by stylish wall tiling.

To the front, the property is set behind an attractive lawn with mature hedging and benefits from a driveway providing off-road parking for two to three vehicles, together with access to the garage/store. The rear garden enjoys a sunny and secluded aspect and is mainly laid to lawn with patio seating areas, an attractive Royce Cube Gazebo and a useful garden shed, creating an ideal space for relaxing or entertaining outdoors.

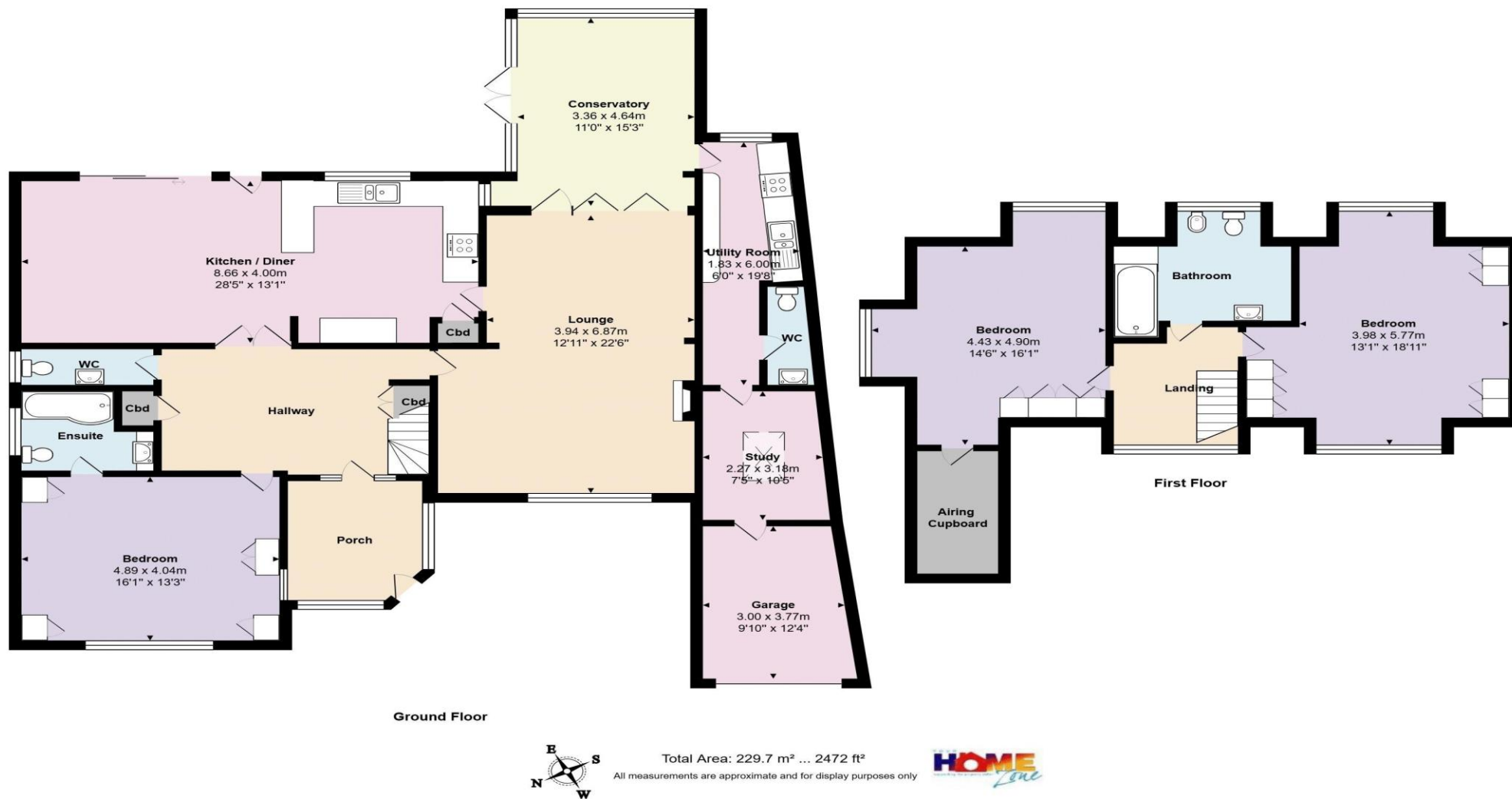
Tenure: Freehold

Council Tax Banding: F

EPC Rating: 65 | D







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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