



Estate Agents



Auctioneers

Beech Avenue, Southbourne, Bournemouth, Dorset, BH6 3ST

Guide Price £950,000 – Freehold

**Four/Five-Bedroom Detached House | Extended Kitchen | Modern Family Bathroom | Additional Upstairs W.C
Office / Study | Living Room / Snug | Dining Room | Private Rear Garden | Hallway | Cloak Room Porch
Double Glazing | Gas Central Heating | Private Garden | Freehold | Viewing Advised**

A rare opportunity to acquire a substantial four/five-bedroom, three-reception-room detached family home, ideally situated just 100 yards from Southbourne Grove and approximately 400 yards from the clifftop and beautiful beaches. Offering over 2,200 sq ft of accommodation, this impressive 1920s home retains many attractive original features and has been thoughtfully extended and renovated to a high standard.

The generous proportions, versatile accommodation and prime location make this an excellent family home. An impressive 14ft-wide entrance hallway features the original solid-wood turning staircase and provides access to the principal rooms, along with a useful downstairs cloakroom. The principal lounge and adjoining snug are separated by attractive dividing doors and feature a large bay window overlooking the front. A further reception room offers flexibility as a fifth bedroom, home office or study. To the rear, the dining room leads into the newly extended kitchen, featuring dual-aspect bi-fold doors that flood the room with natural light and open directly onto the rear garden, creating an ideal space for family living and entertaining.

Upstairs are four genuine double bedrooms and a stunning four-piece family bathroom with a freestanding bath and walk-in shower. The loft also offers potential for conversion, subject to the necessary permissions.

Outside, the paved driveway provides parking for approximately 2–3 cars, with gated side access to the generous rear garden, which is mainly laid to lawn and offers a private space for relaxing and entertaining.

An exceptional family home combining space, character, modern living and an enviable Southbourne location, with the Grove, clifftop and beaches all within easy reach. Please note: Some photographs were taken prior to the renovation.

Tenure: Freehold

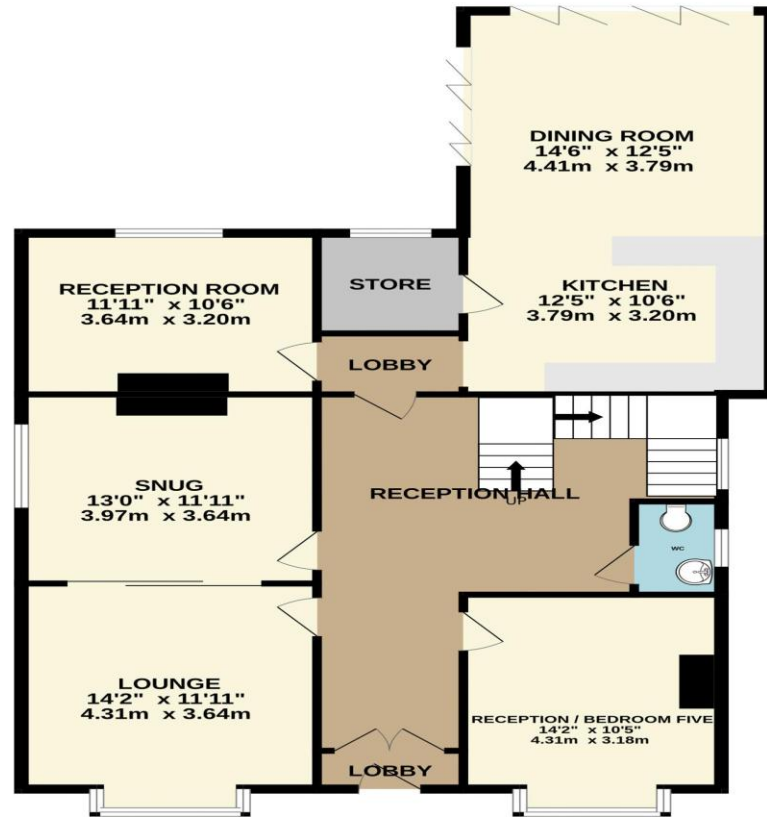
EPC Rating: to be confirmed

Council Tax Banding: F

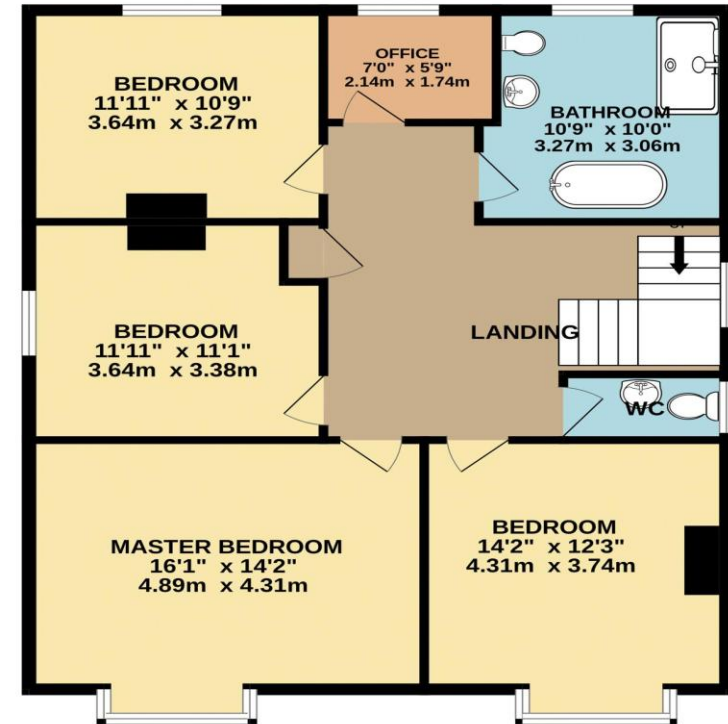




GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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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