



Estate Agents



Auctioneers

## 23 Pine Avenue, Southbourne, Bournemouth, Dorset, BH6 3SW

### Guide Price £750,000 – Freehold

**Character Four Bedroom Two Bathroom Extended Detached House | Entrance Hallway | 20ft x14ft Front Reception Room  
Separate Dining Room | 19ft Kitchen Breakfast Room | Ground Floor Shower Room | Landing | Master Bedroom with En-Suite  
Three Further Bedrooms | Family Shower Room | Off Street Parking | South Facing Rear Garden**

Situated in an exceptionally convenient and sought-after location, just 50 yards from the ever-popular Southbourne Grove with its vibrant, cosmopolitan mix of independent shops, cafés, bars, and restaurants, and only a short stroll to the stunning clifftop and golden beaches of Southbourne, this beautifully maintained character home perfectly captures the essence of coastal living. This impressive and extended four-bedroom, two reception room, three-bathroom detached house blends period charm with modern comfort, featuring UPVC sash windows, gas central heating, and generous, well-proportioned living spaces throughout.

A welcoming and spacious hallway sets the tone on arrival, leading to an elegant full-width 20ft x 14ft reception room at the front, complete with a bay window and feature fireplace, an inviting space to relax and unwind. To the rear, a separate dining room with bi-folding doors opens seamlessly onto the garden, creating the perfect setting for entertaining or family gatherings. The 19ft kitchen/breakfast room is both stylish and practical, offering an extensive range of units with contrasting work surfaces and a built-in oven and hob, space for a table and chairs and French doors that lead to the garden. A modern ground-floor shower room and WC add further convenience.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The master bedroom enjoys a bay window and its own en-suite shower room, while a second double bedroom overlooks the garden. Two further bedrooms provide flexibility for family, guests, or home working, all served by a modern family shower room with contemporary fittings. Outside, the property benefits from off-street parking for two cars and gated side access.

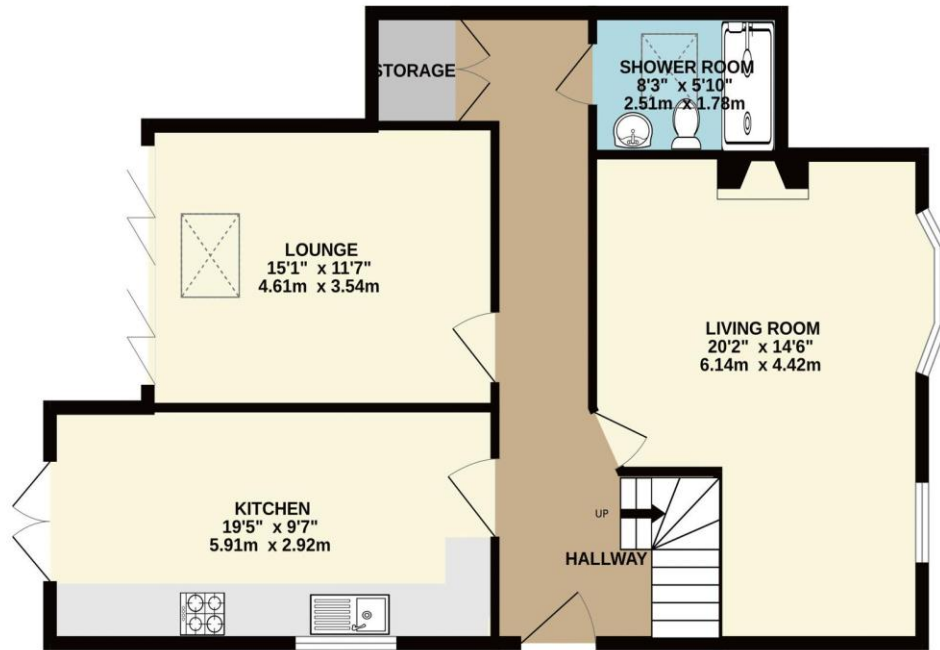
The rear garden is a particular highlight, enjoying a sunny southerly aspect, with a patio area ideal for al fresco dining, a generous lawn, and mature flower and shrub borders that create a private and peaceful retreat. Shed and Greenhouse. Combining character, space, and an unbeatable location close to the sea and local amenities, this is a wonderful opportunity to enjoy the very best of Southbourne living. Viewing is highly recommended.

Tenure: Freehold  
EPC Rating: 64 | D  
Council Tax Banding: E

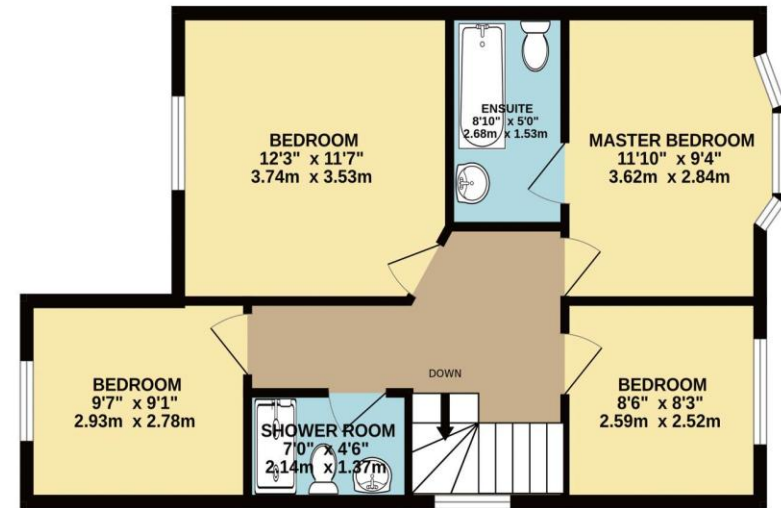




GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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