
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Castlemain Avenue, Southbourne, Bournemouth, Dorset, BH6 5EJ
Guide Price £275,000 - £285,000 – Leasehold

Two-Bedroom Ground Floor Garden Flat | Porch | Entrance Hallway | 17' Reception Room | 12' Kitchen/Breakfast Room
17' Master Bedroom | Second Double Bedroom | Modern Bathroom | Own Rear Garden | Parking

A well-presented ground-floor two-bedroom flat with the benefit of its own private rear garden. This beautiful character conversion is located in the heart of Southbourne, within the popular Stourfield School catchment area and within walking distance of the local shopping parade. The property has been recently redecorated throughout and retains many attractive character features, including high ceilings and large bay windows to the principal rooms.

Upon entering, there is a useful porch area with storage and a rear door providing access to the garden. The bright and spacious hallway leads to all rooms. The impressive 17ft main reception room features a large bay window overlooking the front and a feature fireplace with electric fire. The master bedroom is also approximately 17ft and benefits from another attractive bay window to the front.

The second bedroom has stripped and varnished floorboards and a door providing direct access to the rear garden. The 12ft kitchen offers ample space for a dining table and chairs and is fitted with a good range of units, together with a built-in oven and hob.

The modern bathroom comprises a three-piece suite complemented by crisp white tiling. To the rear, the pleasant west-facing garden is well established with a variety of mature flowers and shrubs, together with a patio area providing an ideal space for outdoor seating. To the front, a private driveway provides off-street parking for one car.

The property is offered with no onward chain and viewing is highly recommended.

Tenure: Leasehold - 160 years remaining (as of October 2026)
Maintenance: As and when required/ Ground Rent: £50.00 per annum
EPC Rating: 52 | E
Council Tax Banding: B









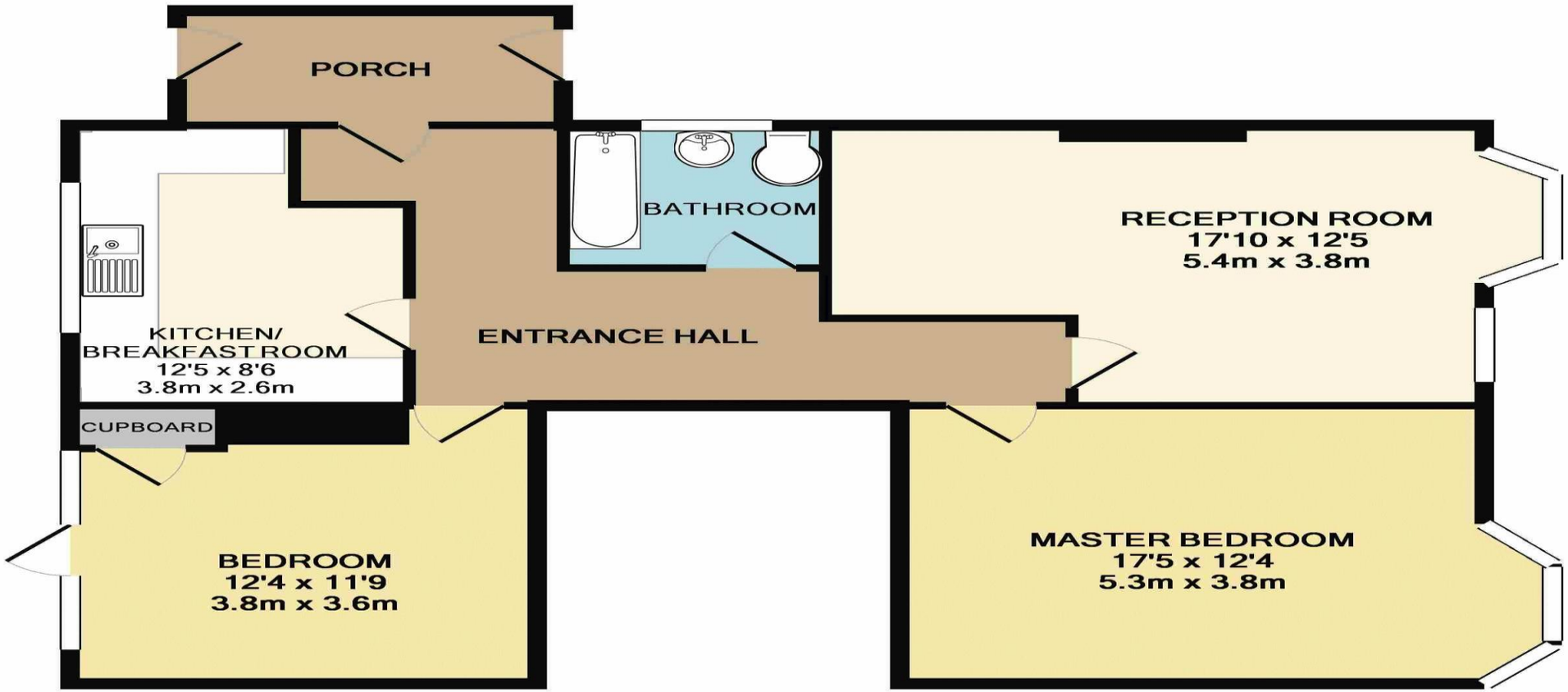












TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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