



Estate Agents



Auctioneers

# St. Annes Avenue, Southbourne, Bournemouth, Dorset, BH6 3JR

**Guide Price £625,000 – Freehold**

**Three Double Bedroom Two Bathroom Detached Chalet | Porch | Hallway | Lounge | Ground Floor Bedroom with En-suite  
24ft Kitchen Diner | Ds Wc | Landing | Two Double Bedrooms | Bathroom | Garage & Parking | Rear Garden | No Chain**

A beautifully presented three double bedroom, two bathroom detached chalet-style home, tucked away in a quiet and sought-after location in Southbourne, approximately half a mile from the ever-popular shopping parade at Southbourne Grove and the area's stunning clifftops and beaches. Local amenities at Tuckton are also within easy reach, along with picturesque walks along the River Stour. Professionally refurbished approximately eight years ago, the property continues to be exceptionally well-maintained and is offered in excellent condition throughout. Benefits include double glazing, gas central heating, an impressive 24ft open-plan kitchen/dining room, a cosy 13ft reception room, a ground floor double bedroom with en-suite shower room, a guest cloakroom, two further first floor double bedrooms, a modern family bathroom, attached garage, driveway parking and a lovely secluded rear garden. Internal viewing is highly recommended.

The property is entered via a double-glazed porch leading into a welcoming hallway with stairs rising to the first floor, a useful understairs storage cupboard, and doors to all principal rooms. To the front of the property is a cosy reception room featuring a bay window with fitted shutters. Also positioned at the front is a generous ground floor double bedroom, again benefitting from a bay window with shutters, together with a modern en-suite shower room comprising a shower, wash basin and WC. To the rear is the impressive 24ft open-plan kitchen/dining room, undoubtedly a standout feature of the home. The kitchen is fitted with an extensive range of modern units complemented by contrasting work surfaces and incorporates appliances including oven and hob, fridge freezer, dishwasher, and washing machine. The dining area provides ample space for a table and chairs, with French doors opening directly onto the rear garden, creating an ideal space for entertaining and family living. The first floor landing gives access to two further well-proportioned double bedrooms and a stylish modern bathroom fitted with a bath and shower over, WC, wash basin, and attractive contemporary tiling.

Outside, the front of the property features a gravel driveway providing off-road parking in front of the attached garage, alongside a large lawned area and pathway. The lovely rear garden enjoys a sunny and secluded aspect, with a patio area, well-tended lawn, and mature planted borders creating an attractive and private outdoor space. Properties of this quality and in such a desirable location are rarely available for long.

Early viewing is strongly recommended to fully appreciate the accommodation, presentation, and lifestyle this wonderful home has to offer.

Tenure: Freehold

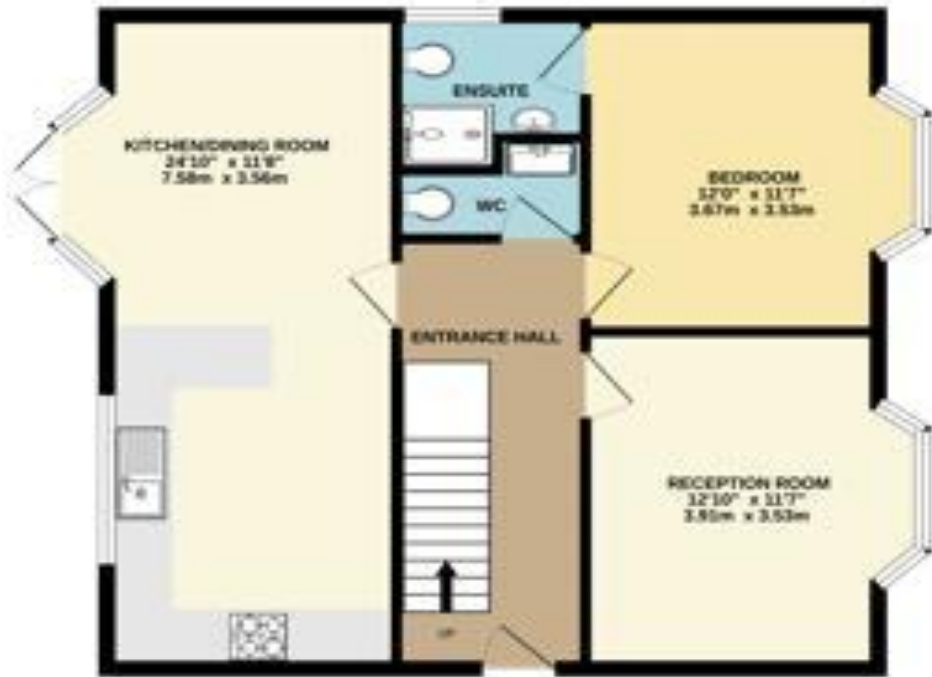
Council Tax Banding: E

EPC Rating: to be confirmed (38 | F expired April 2026)

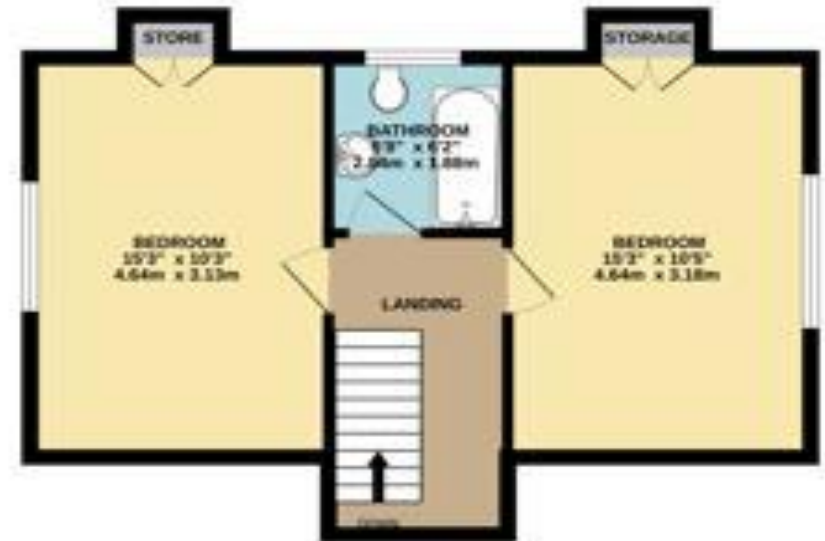




GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

