
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Castlemain Avenue, Southbourne, Bournemouth, Dorset, BH6 5EW
Guide Price £325,000 – Leasehold

Two-Bedroom First Floor Flat | Hallway | Kitchen / Breakfast Room | Living Room | Garden | Leasehold | Loft Room
Cabin In Garden | Close To Local Amenities | Viewing Advised

This beautifully presented two-bedroom first-floor flat offers bright, spacious and versatile accommodation, ideally situated just a short stroll from the ever-popular Southbourne Grove. Here, you will find an excellent selection of independent shops, bars, cafés and restaurants, while the stunning clifftop and beautiful sandy beaches are also within easy reach. The property is particularly well positioned for access to a number of highly regarded local schools, including Stourfield School and Avonwood, together with regular bus services and Pokesdown Train Station.

A set of stairs to the rear of the property leads to the private entrance and front door. Upon entering, a welcoming entrance hall provides access to all principal rooms. The spacious lounge is positioned at the front of the property and enjoys an attractive large square bay window, allowing plenty of natural light to flood the room. There is ample space for a range of lounge furniture, creating a bright and comfortable reception area. The modern kitchen/diner offers generous space for a dining table and chairs, making it an ideal space for both everyday dining and entertaining. The kitchen is fitted with an excellent range of work surfaces, matching base units and drawers, together with complementary wall-mounted cupboards. Integrated appliances include a five-burner gas hob with extractor hood above, separate eye-level oven and microwave, fridge/freezer, dishwasher and washing machine. Both bedrooms are generous double rooms, each providing ample space for wardrobes and additional bedroom furniture. The bathroom is fitted with a panelled bath with shower over and glazed shower screen, low-level WC and wash hand basin. A staircase from the entrance hall leads to a useful loft room, currently arranged as a home office. Offering excellent versatility, this additional space benefits from useful eaves storage and could lend itself to a variety of uses, subject to any necessary consents.

Further benefits include double glazing and gas central heating, with the exception of bedroom two. Outside, a secure wooden gate provides access to the property's attractive private garden. Beautifully landscaped and designed with low maintenance in mind, the garden is predominantly laid to decking and artificial grass, providing an ideal space for relaxing and entertaining. There is also a useful summer house and a substantial storage shed, both benefiting from UPVC doors.

Tenure: Leasehold Lease: 189 years from 8/12/1978 Approx 141 years remaining
Ground Rent: Peppercorn
Service Charge: As and When
Council Tax Band: B
EPC Rating: 61 | D













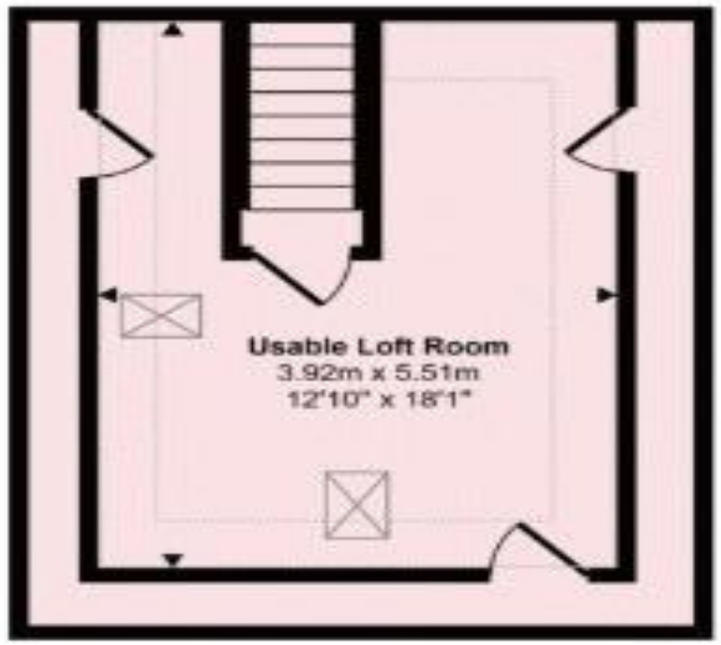








First Floor



Loft Room

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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