

Estate Agents RICHARD GODSELL Est.1928 Auctioneers

Pine Avenue, Southbourne, Bournemouth, Dorset, BH6 3SW
Guide Price £685,000 – Freehold

Five Bedroom Two Bathroom Detached House | Porch | Entrance Hallway | Lounge | Dining Room | Kitchen Breakfast Room Utility Room | Ds Wc | Landing | Four Bedrooms | Bathroom | Stairs To Second Floor | Bedroom & Ensuite Bathroom Off Street Parking | Detached Garage | Rear Garden | No Chain

A spacious five-bedroom character home ideally located within a short walk of the vibrant Southbourne Grove shopping parade and the stunning clifftops and beaches. This charming period property retains a number of original features, including high ceilings and ornate glasswork, while offering generously proportioned rooms throughout. The property benefits from UPVC double glazing, gas central heating, two large reception rooms, and a 17ft kitchen/breakfast room with a separate utility area. Additional features include a downstairs cloakroom, five double bedrooms, one of which occupies the second floor and includes an ensuite, off-street parking, a garage, and a private rear garden.

The home is entered via a porch leading into a welcoming hallway, featuring beautiful original glasswork to the front door and side panels, stripped wooden floorboards, and access to all principal rooms. To the front, a cosy lounge boasts a large bay window with shutters and a feature fireplace. The kitchen/breakfast room is fitted with a range of units and work surfaces, with ample space for dining, and leads to a useful utility room and side access.

The first floor offers four well-proportioned bedrooms and a family bathroom. Stairs rise to the second floor, where there is an additional double bedroom complete with its own ensuite bathroom and WC. Externally, the property provides a driveway with parking for two vehicles and gated side access to a detached garage (in need of some repair). The secluded rear garden features a lawned area and mature trees.

A fantastic family home in a highly sought-after location, now offering an excellent opportunity for cosmetic updating.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 51 | E











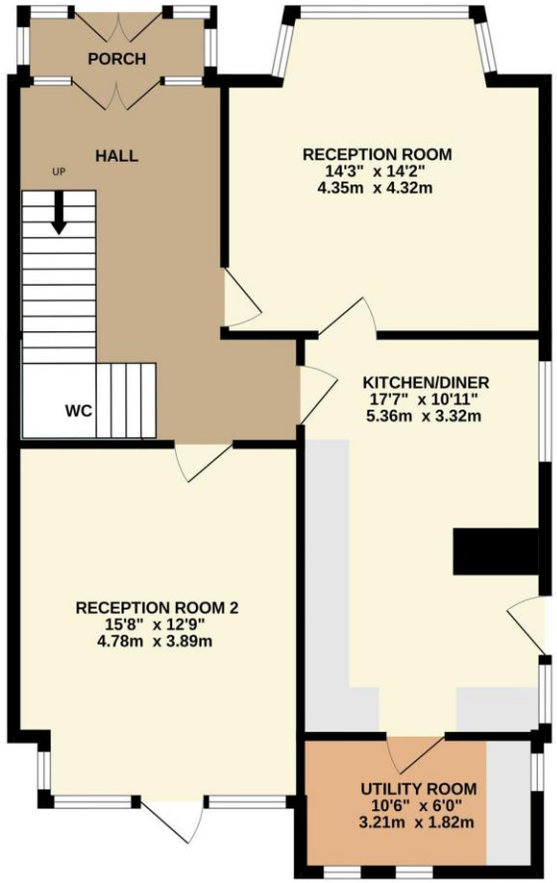




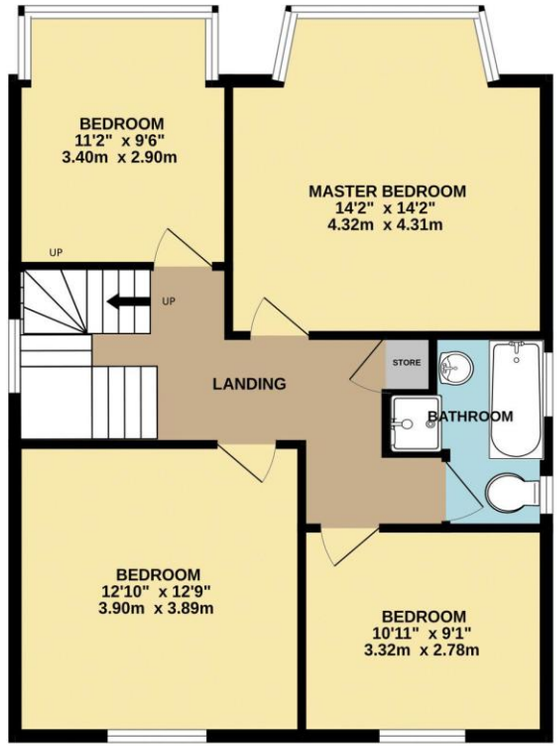




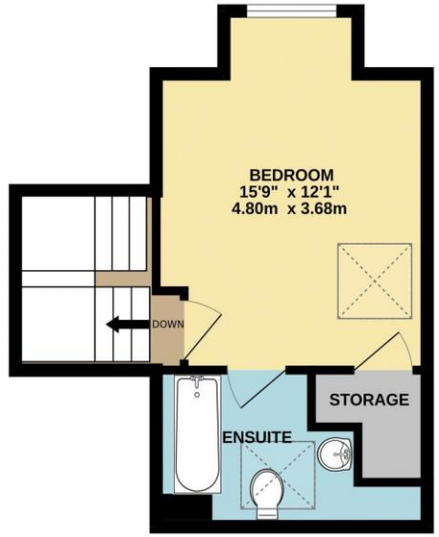
GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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