



Estate Agents



Auctioneers

# Seaward Avenue, Southbourne, Bournemouth, BH6 3SJ

**Guide Price £350,000 – Share of Freehold**

**Three Bedroom Two Bathroom Maisonette | First & Second Floor | Private Entrance & Stairs & Landing | 18ft Reception Room  
Two Bedrooms | Modern Kitchen | Modern Bathroom | Second Floor Double Bedroom & Ensuite | Rear Garden | No Chain**

**Spacious 3-Bedroom, 2-Bathroom Split-Level Maisonette with Private Garden – Prime Location Between Southbourne & the Seafront.** A beautifully presented and generously proportioned three-bedroom, two-bathroom split-level maisonette, ideally positioned between the stunning Southbourne seafront and the ever-popular Southbourne Grove, which offers a vibrant mix of independent shops, cafés, bars, and restaurants. This attractive home is arranged over the first and second floors and combines character with modern living. It benefits from double glazing, gas central heating, a bright and spacious 18ft reception room, a contemporary kitchen/breakfast room, a stylish family bathroom, and a superb top-floor double bedroom with its own en-suite. The property also enjoys a private rear garden with a summerhouse and is offered with a share of the freehold and no onward chain.

Accessed via a private front door at the side of the building, this spacious maisonette is arranged over two floors and offers a stylish, well-proportioned layout throughout. On the first floor, you'll find an impressive reception room at the front of the property, complete with a bay window and an attractive ornamental fireplace – a bright and inviting space, ideal for relaxing or entertaining. To the rear is a generous master bedroom, while a well-sized single bedroom at the front provides the perfect space for a child's room, guest room, or home office. The modern kitchen/breakfast room features a sleek range of wall and base units, work surfaces, a breakfast bar, an integrated oven and hob, and space for additional appliances. A rear door from the kitchen leads down to a private garden via an external staircase. The stylish family bathroom is fully tiled and fitted with a contemporary three-piece suite, including a bath, shower head, WC, and wash basin. A large storage cupboard – housing the boiler – offers practical space for linen or household items. Stairs from the landing lead to the second floor, where a spacious double bedroom with fitted wardrobes and a private en-suite provides a peaceful retreat at the top of the home.

Outside, the property enjoys a private section of the rear garden, which is accessed via a gate and the staircase from the kitchen. This outdoor space includes a summerhouse and is ideal for relaxing, gardening, or entertaining.

This is a superb opportunity to acquire a well-maintained and deceptively spacious home in a highly desirable location close to both the beach and the lively heart of Southbourne. With a share of the freehold and no onward chain, early viewing is highly recommended.

Tenure: Share Of Freehold - 999 years remaining on lease

Council Tax Banding: C

EPC Rating: 66 | D

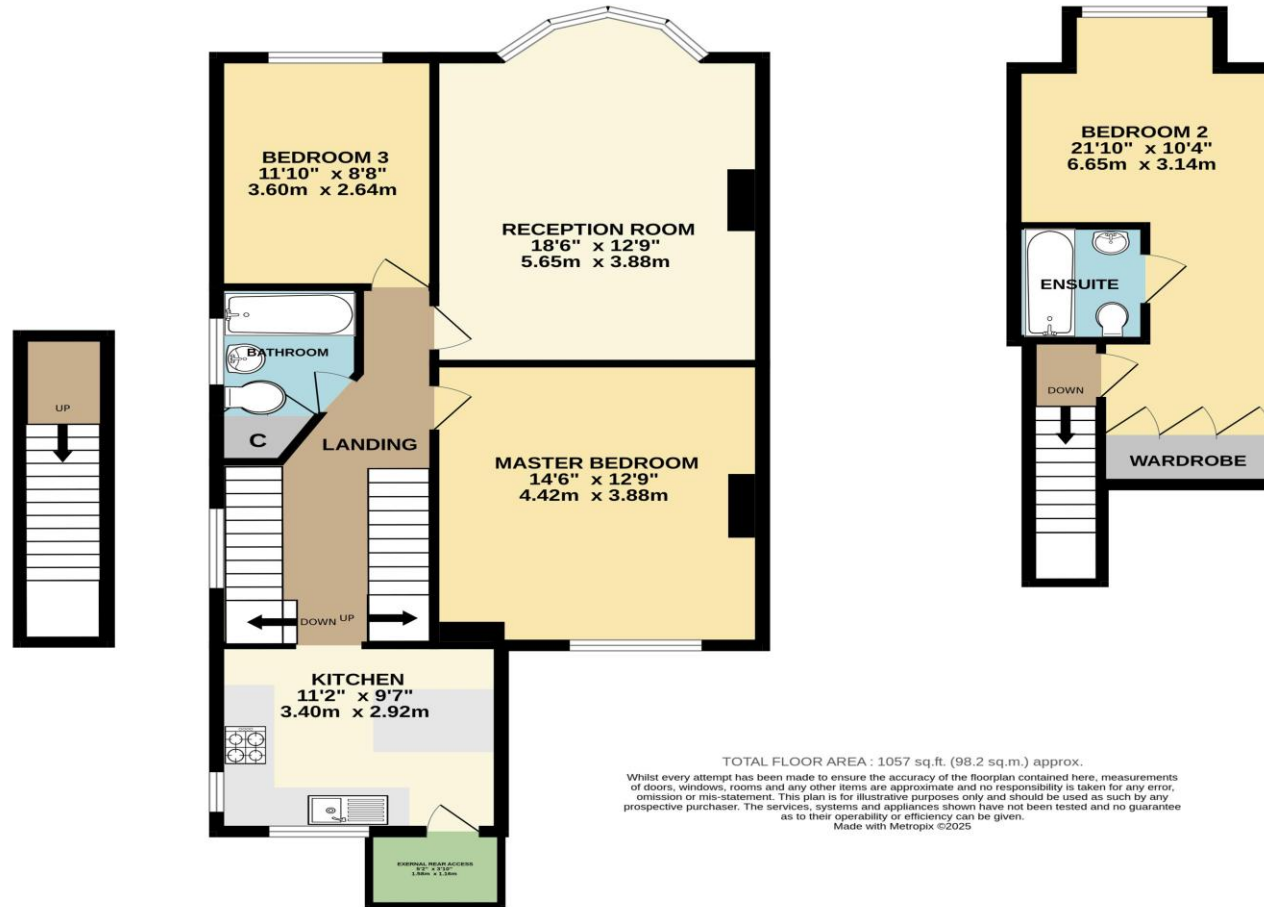




GROUND FLOOR  
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR  
756 sq.ft. (70.3 sq.m.) approx.

2ND FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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**Richard Godsell – Estate Agents – Auctioneers**

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