



Estate Agents



Auctioneers



# Southwood Avenue, Southbourne, Bournemouth, Dorset, BH6 3QA

## Guide Price £865,000 – Freehold

**Character Five Double Detached House with Separate Annex | Porch | Grand Hallway | Three Reception Rooms | Kitchen  
Breakfast Room | Utility Room | Wc | Landing | Four Bedrooms | Family Bathroom & Ensuite | Stairs To Fifth Bedroom  
Separate Double Storey Annex/Workspace | Multiple Off-Street Parking | Rear Garden | No Chain**

***FIVE BEDROOM HOUSE WITH ANNEX CLOSE TO THE SHOPS & BEACH IDEAL COHABITING, AIRBNB OR WORK FROM HOME.*** Situated in a great position between the vibrant shopping parade of Southbourne Grove, with its array of cosmopolitan cafés, bars, restaurants and independent shops, and the breathtaking clifftops leading down to Southbourne's award-winning sandy beaches, this exceptional home truly offers the best of coastal and town living. Properties of this character and scale are rarely available. Built in an era when generous proportions and craftsmanship were paramount, the house boasts impressively spacious rooms, high ceilings throughout, and a wealth of original features. Modern comforts blend seamlessly with period charm, including double glazing and gas central heating.

Upon entering through the porch, you are welcomed into a magnificent hallway featuring high ceilings, a tiled floor, an ornate staircase rising to the first floor, and a beautiful original stained-glass window and door. The ground floor offers superb living accommodation comprising two elegant reception rooms to the front aspect, plus a further dining room to the rear adjacent to the fitted kitchen. A separate utility room and a convenient ground floor cloakroom complete this level. From the stunning first-floor landing, there are four generously sized double bedrooms and two bathrooms (including one en-suite). Stairs then rise to the second floor, where you will find an additional, exceptionally large double bedroom, ideal as a principal suite, guest room or teenager's retreat.

To the side of the property stands a detached brick-built annex with a pitched tiled roof matching the main house. Currently arranged as a gym/workout studio with an office above, it offers fantastic flexibility and could be adapted for multi-generational living, guest accommodation, a workspace, or a potential Airbnb opportunity (subject to the necessary permissions).

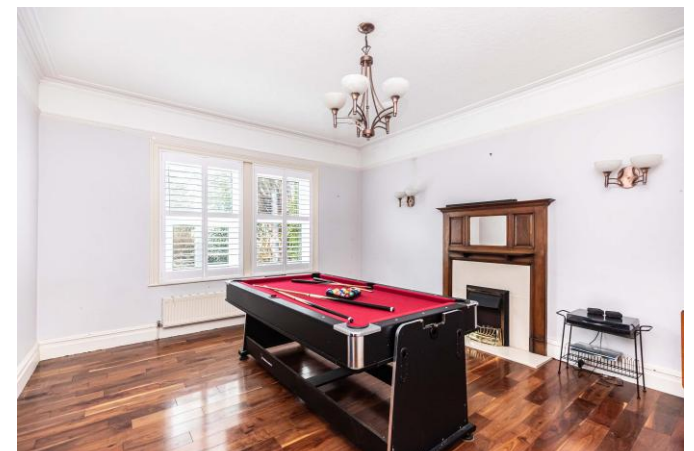
Externally, the property benefits from multiple off-road parking spaces to the front. The rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and gated side access.

**A home of this calibre, combining character, space, location and versatility, must be viewed to be fully appreciated.**

Tenure: Freehold

EPC Rating: to be confirmed

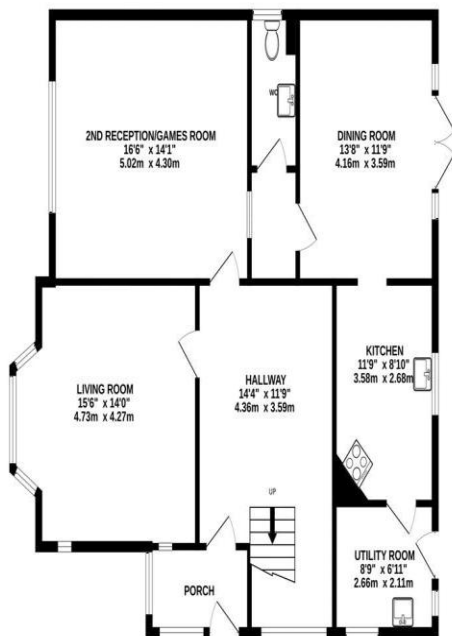
Council Tax Band: F



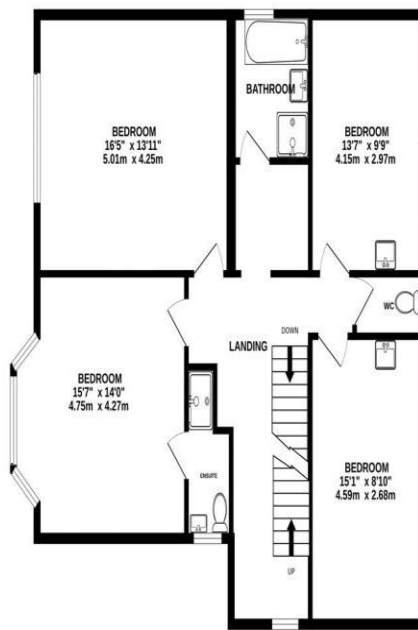




GROUND FLOOR



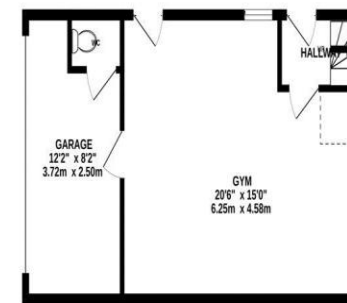
1ST FLOOR



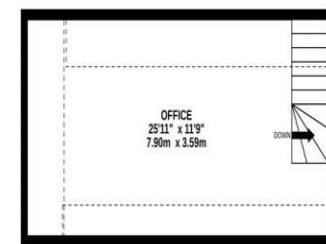
2ND FLOOR



OUTBUILDINGS



OUTBUILDINGS 1ST FLOOR



TOTAL FLOOR AREA : 3031sq.ft. (281.6 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**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

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

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

