



Estate Agents



Auctioneers

Avoncliffe Road, Southbourne, Bournemouth, Dorset, BH6 3NR

Guide Price £750,000 – Freehold

**Character Four-Bedroom Detached House | Close to Clifftops | Porch | Hallway | Lounge | Kitchen | Dining Room
Ground Floor Shower Room/Wc | Conservatory | Landing | Four Bedrooms | Bathroom | Off Street Parking | Garage
Utility & Store Room | Rear Garden**

A fantastic opportunity to acquire a spacious four-bedroom detached character home, ideally situated just a few yards from the stunning clifftops and beaches of Southbourne. Set in a quiet turning and approximately half a mile from Southbourne Grove, the property is conveniently placed for a wide selection of shops, cafés, bars and restaurants. Offering nearly 2,000 sq ft of versatile accommodation, the property combines character features with practical family living. Benefits include double glazing, gas central heating, a ground-floor shower room, two reception rooms, a modern fitted kitchen with utility room, conservatory, four bedrooms, sea glimpses, garage, generous off-street parking and a south-westerly facing rear garden.

The driveway provides parking for approximately four to five vehicles, including space for a campervan or motorhome, with an electric hook-up point. The property is approached via a porch leading into a generous hallway with attractive stripped wood flooring. The spacious front-facing lounge features a bay window and wood-burning stove, while the impressive 16ft double-aspect dining room has sliding patio doors opening onto the garden. The kitchen provides a range of wall and base units, a useful walk-in larder and access to the side utility room and rear conservatory.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and sea glimpses through the bay window, with two further double bedrooms and a good-sized single bedroom. The family bathroom has a bath and wash hand basin, complemented by a separate cloakroom. Outside, the garage has an electric roller door and additional side storage. The rear garden enjoys a desirable south-westerly aspect and is mainly laid to lawn, providing a pleasant space for relaxing and entertaining.

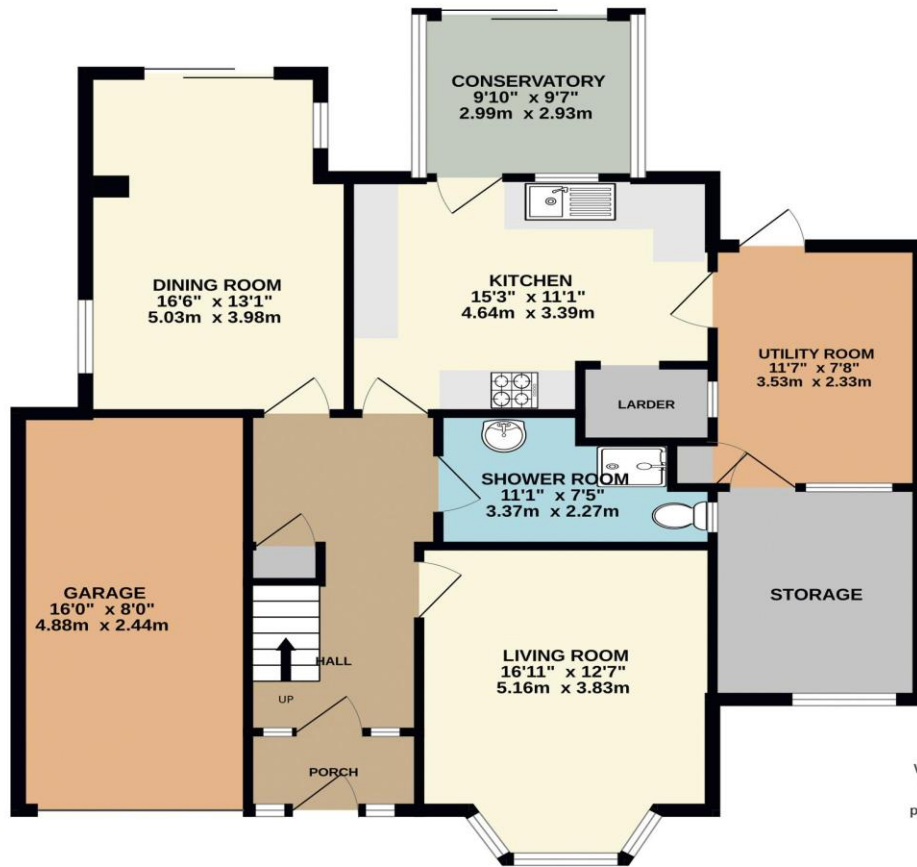
An excellent family home in a highly desirable coastal location, close to Southbourne's beaches, clifftops and vibrant local amenities. Viewing is highly recommended.

Tenure: Freehold
Council Tax Banding: E
EPC Rating: 59 | D

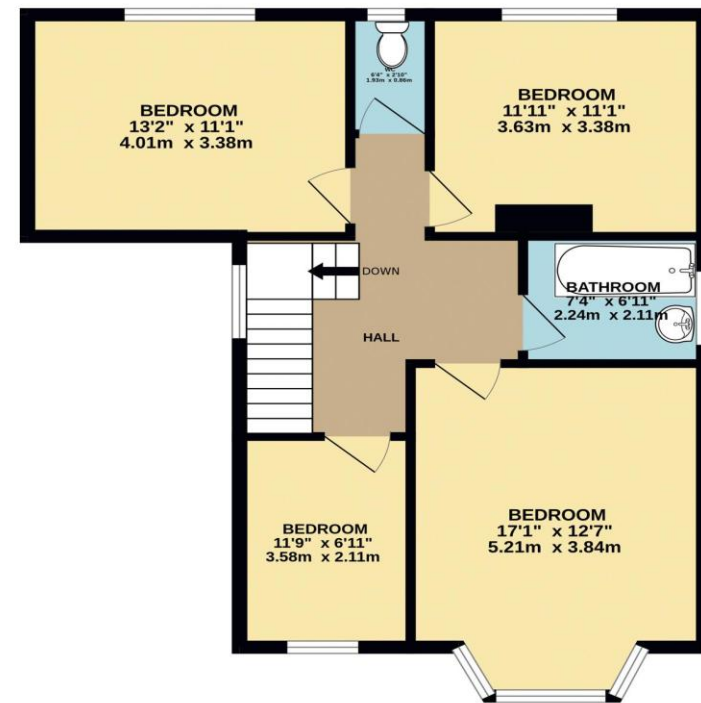




GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1966 sq.ft. (182.6 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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