



Estate Agents



Auctioneers

# Pine Avenue, Southbourne, Bournemouth, BH6 3SW

## Guide Price £425,000 – Freehold

**Two Bedroom Semi Detached House | Porch | Hallway | 22' Reception Room | 14' Kitchen/Breakfast Room | Downstairs W/C  
First Floor Landing | Two Double Bedrooms | Bathroom | Separate W/C | Off Street Parking | Garage  
Front, Side & Rear Gardens | Current Planning Permission To Extend | No Chain**

A very rare opportunity to purchase a spacious two bedroom semi detached house ideally located south side of the high street, within easy walking distance to both the glorious sandy beaches at Southbourne and the popular shopping parade at Southbourne Grove with its array of coffee shops, bars, independent shops and restaurants. The property features a 22' reception room, 14' kitchen, two spacious double bedrooms, off street parking, wrap-around gardens to three sides plus current planning permission for a double storey extension to the side to create an additional bedroom and bathroom. Viewing recommended.

Enter via the porch into the hallway, there is a useful ground floor cloakroom and doors to the main reception room - which enjoys a bright double aspect, having windows to both the front and rear and measures some 22' x 14' with plenty of space for sofas and dining room table. The 14' kitchen/breakfast room is fitted with a good range of wall and base units with space for appliances and a window and door to the rear.

Upstairs, from the spacious landing there are two particularly spacious bedrooms. The master bedroom is at the front of the property, has a large south facing window and measures some 16' x 11', whilst the second bedroom faces the rear of the property. The bathroom has a white suite of bath with shower over and basin with white tiling, and there is a separate w/c. There are two storage cupboards from the landing and access to the loft space.

Outside, There is off street parking for one car. Brick built Garage with access from rear service road, plus further storage shed. Wrap around gardens to the front side and rear, mainly laid to lawn with mature shrub borders.

Planning Permission REF BCP COUNCIL 7-2023-6525 B

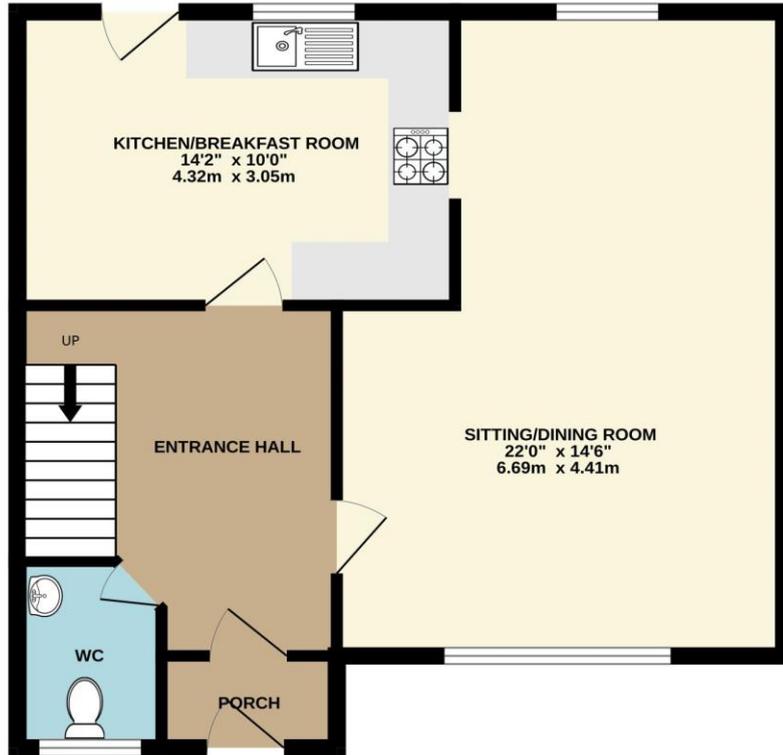
Council Tax Band: D

EPC Rating: 48 | E

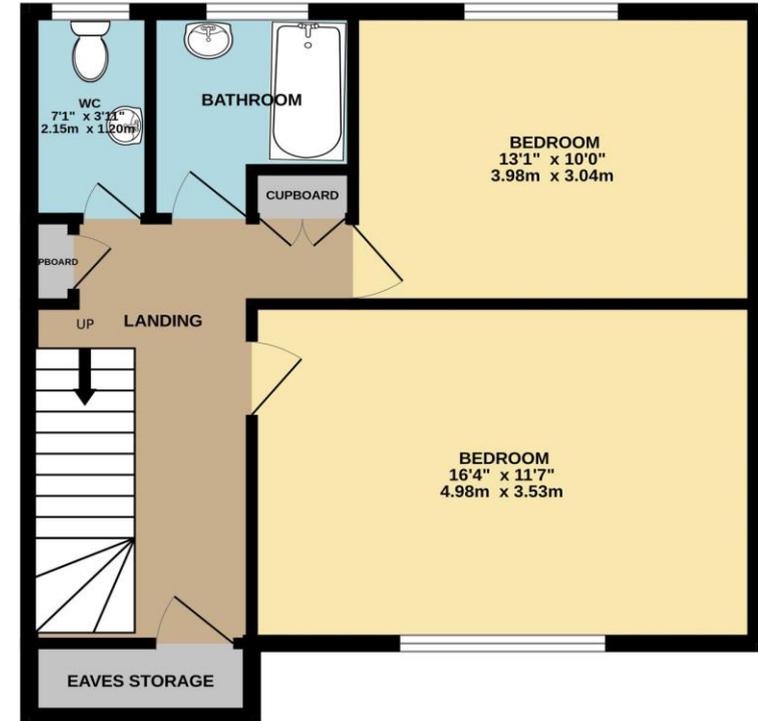




GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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