



Estate Agents



Auctioneers

Southwood Avenue, Southbourne, Bournemouth, BH6 3QA

£385,000 – Freehold

First and Second Floor Maisonette with 5 Bedrooms and Over 1800 SqFt Accommodation
Spacious Hallway and Landings | Lounge | First Floor Master Bedroom | Dining Room | Kitchen
Bathroom & Separate WC | Four Further Bedrooms & Two En-Suites | Front Garden

A superbly spacious first and second floor maisonette, situated just 200 yards from the beachfront at Southbourne and within easy walking distance of Southbourne Grove shopping parade with its array of independent shops, restaurants and coffee shops. The size of this rarely available style of property has to be seen to be believed.

As you enter from the private side doorway, stairs lead to the spacious first floor hallway which has a large feature window to the side and access to all the first floor accommodation. The flexible accommodation is currently used as a 17' lounge with large bay window, separate dining room, 14' x 13' master bedroom with fitted wardrobes, fitted kitchen, bathroom and separate w/c. Upstairs, on the second floor there are four excellent sized bedrooms plus two en-suite facilities. The property benefits from UPVC double glazing and gas fired central heating.

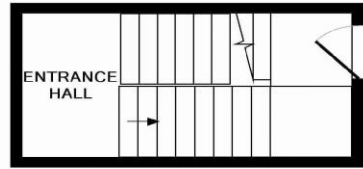
Outside, there is a large front garden with sunny southerly aspect and potential for off street parking via the large double gates. The property retains the Freehold of the building.

Council Tax Band: C

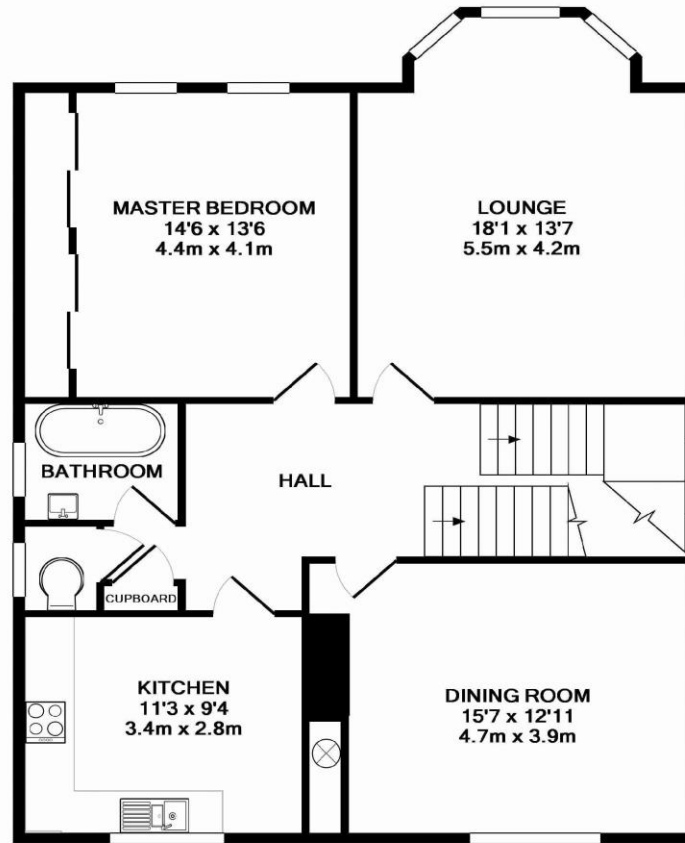
EPC Rating: 42 | E



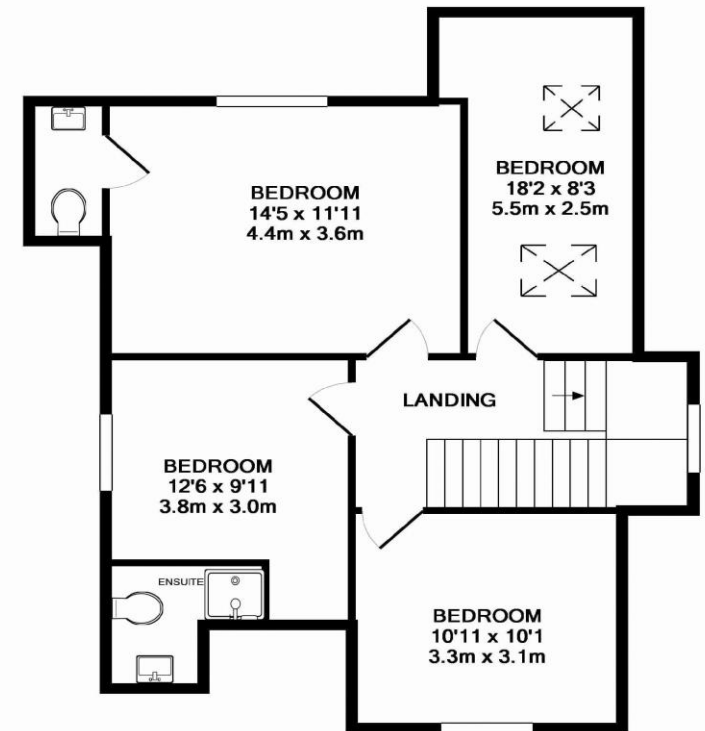




ENTRANCE FLOOR
APPROX. FLOOR
AREA 99 SQ.FT.
(9.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1716 SQ.FT. (159.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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