



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

Guide Price **£900,000**



Bedrooms



Living



Bathroom/Ensuite



Drive & Outbuilding



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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This superbly located home must be seen!

SUPERBLY LOCATED JUST A SHORT WALK FROM SOUTHBOURNE'S CLIFFTOPS AND HIGH STREET THIS SPACIOUS DETACHED HOME OFFERS OVER 2300 SQ. FT. OF INTERNAL ACCOMMODATION AND A TWO-STOREY DETACHED OUTBUILDING CURRENTLY ARRANGED AS A GYM WITH HOME OFFICE ABOVE.

This detached home offers a great opportunity to purchase a spacious property within a highly sought after location giving easy access to Southbourne's popular high street (Southbourne Grove) and local clifftops with the area's golden sandy beaches beneath.

Occupying one of the widest plots within the local area, the property also benefits from a large, detached outbuilding which is currently arranged with a first-floor office, a ground floor gym and store. For car lovers or those seeking more storage the ground floor would easily revert to a large double/two car garage, and STPP the outbuilding may even suit conversion to an annexe or similar.

Entering the property there is a useful entrance porch, perfect for coats and shoes. A period front door then opens into a large and impressive entrance hall which in turn leads to all reception rooms and a ground floor WC.

There are three flexible reception rooms. Two overlook the front of property and are currently arranged as a formal lounge and games room, the third features French doors leading out to the rear garden and is currently arranged as a dining room.

An open doorway leads from the dining room through to the kitchen which offers a good range of eye and base level storage, a doorway then leading to a good-sized utility which offers garden access and room for a washing machine, tumble/dryer and fridge/freezer.

An impressive period staircase leads from the hallway up to a large first floor landing. This serves four first-floor double bedrooms (one en-suite) and the family bathroom, a second set of stairs then leading to the top floor and the home's fifth double bedroom.

Outside, front gardens are laid to lawn with shrub borders and are enclosed to the front via a low-level brick wall. An attractive brick paviour driveway provides plentiful off-road parking and leads to the outbuildings up and over door.

The rear garden is accessible via a gated side pathway and is fully enclosed. It is arranged with lawn, wooden decked areas, a patio, and slabbed area which houses a wooden storage shed.

A rare opportunity within an increasingly popular location, we strongly advise internal viewing to appreciate this home's size and flexibility. Please contact us to book your appointment.

KEY POINTS

Excellent location

Large flexible outbuilding

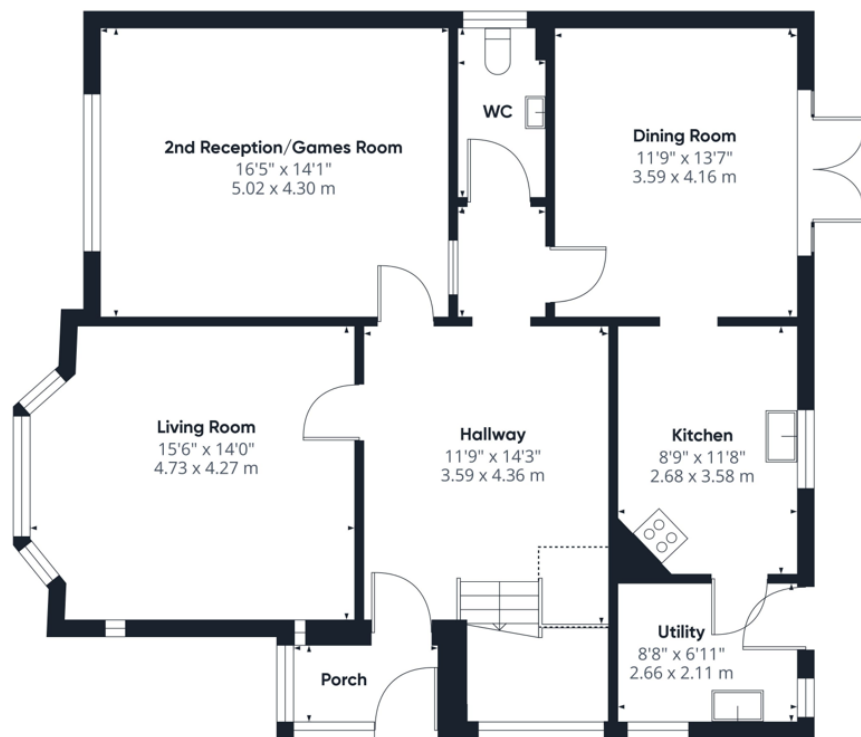
Five double bedrooms

Three reception rooms

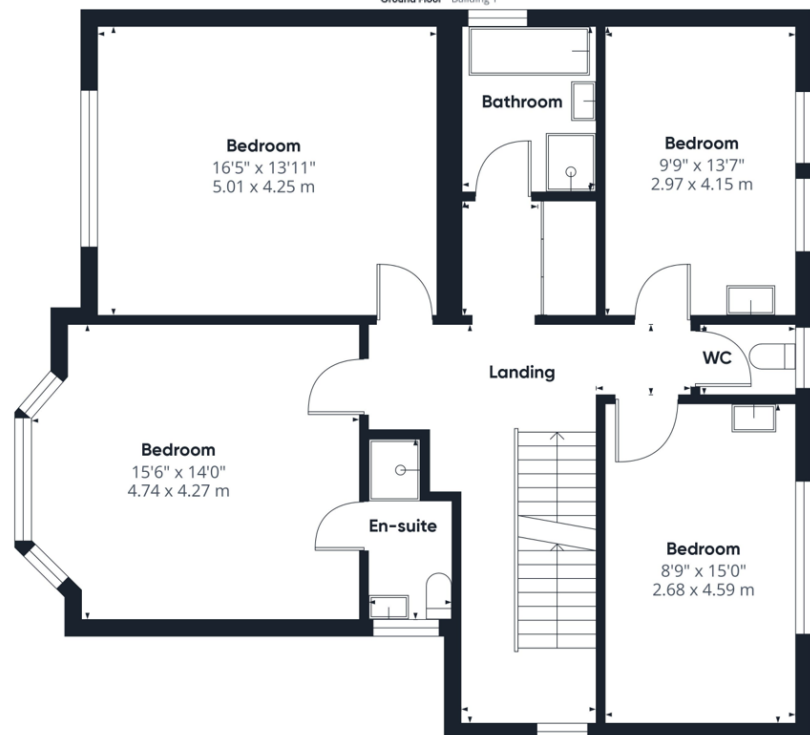
Impressive entrance hall

Large (wide) plot for this location

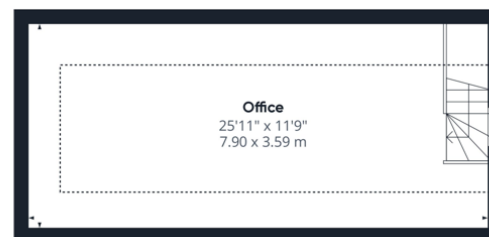
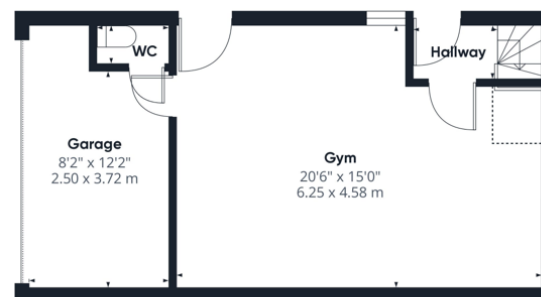




Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

3031.45 ft²

281.63 m²

Reduced headroom

168.8 ft²

15.68 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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