

24 Grand Avenue, Southbourne,
Bournemouth, BH6 3SY

Guide Price
£1,100,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A SUPER HOME OFFERING AN ABUNDANCE OF SPACE & CHARACTER!

THIS INCREDIBLY SPACIOUS DETACHED FAMILY HOME WHICH OFFERS OVER 3400 SQUARE FOOT OF ACCOMMODATION IS SET OVER THREE FLOORS AND OFFERS AN ABUNDANCE OF CHARACTER AND ORIGINAL FEATURES. SET IN A PRIME LOCATION, MOMENTS FROM LOCAL CLIFFTOPS THIS REALLY IS A MUST VIEW HOME!

This large family home offers over 3400 sq ft of flexible living accommodation set over three floors to include three large receptions, 7 bedrooms and an abundance of character and original features.

The property is set just a few minutes' walk from both the hustle and bustle of Southbourne Grove and local clifftops with 7 miles of golden sandy beaches below stretching from Mudford spit in the East to Sandbanks peninsular in the West.

Upon entering this wonderful home, you are greeted by the stunning entrance hallway, which offers a real sense of grandeur with its original stripped floorboards and high ceilings. Doors lead into most principal rooms and stairs lead to the first floor accusation.

The three receptions, all of which are a generous size, offer a great deal of versatility with original stripped floorboards, feature coved and high ceilings and original fireplaces.

The country feel kitchen / breakfast room has a range of farmhouse style cabinets, free standing oven with hob with a butler's sink enjoying views over the rear garden along with ample space for a breakfast table and chairs. A large separate laundry room has space and plumbing for washing machine and tumble dryer.

There is a ground floor shower room which includes a shower cubicle, wash hand basin and WC

Located on the first floor are four exceptionally spacious double bedrooms, serviced by a family bathroom which includes a bath, separate shower cubicle, wash hand basin, WC, fully tiled walls and flooring. There is also a kitchen/utility room which could be turned back into a bedroom if required.

A return staircase from the first-floor landing leads to the second-floor accommodation where a further three double bedrooms and shower room can be found.

Externally to the rear, there is a large, decked area, ideal for al fresco dining with the remainder laid to lawn.



KEY POINTS

Incredibly spacious home

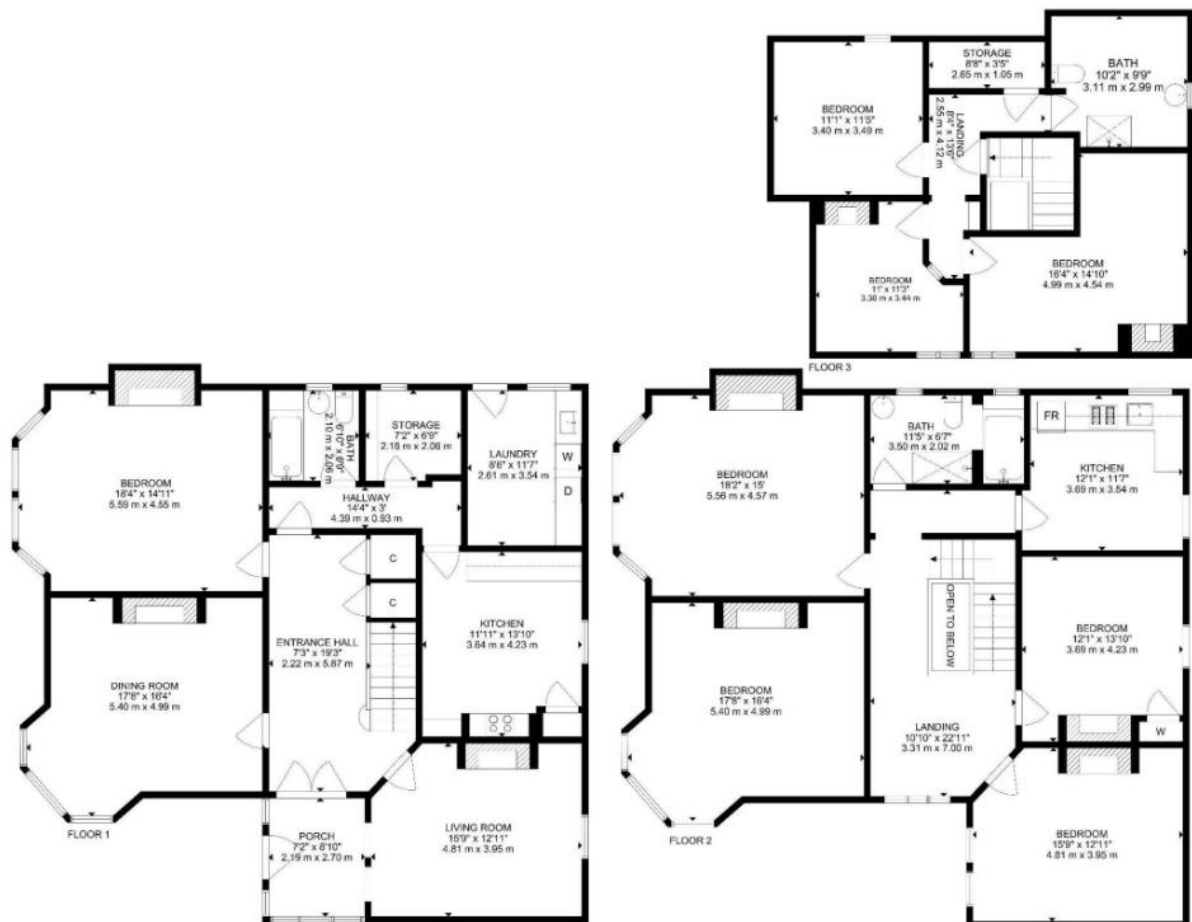
7 Bedrooms

nearly 3500 Square foot

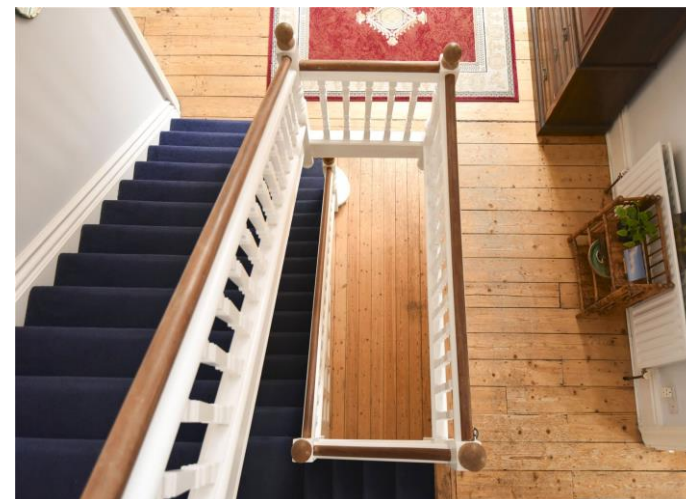
Accommodation over three floors

Lots of character

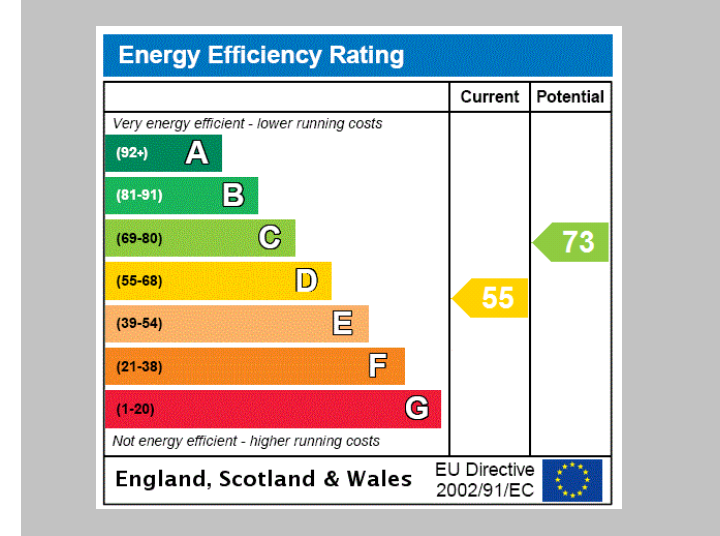
Walking distance to sandy beaches



GROSS INTERNAL AREA
 FLOOR 1: 128 m², 1377 SQ. FT. FLOOR 2: 128 m², 1377 SQ. FT. FLOOR 3: 65 m², 699 SQ. FT.
 EXCLUDED AREAS: PORCH: 5 m², 53 SQ. FT.
 TOTAL: 321 m², 3453 SQ. FT.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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