

35 Chessel Avenue, Bournemouth, Dorset,  
BH5 1LQ

Guide Price  
**£1,150,000**



Bedrooms



Living



Bathroom/Ensuite



ORP & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A gorgeous family home in the heart of Boscombe Manor

One of the finest homes we have seen on the Manor in recent years, this wonderful home has been meticulously modernised and remodelled by our clients, to create an outstanding family home set in one of the area's most desirable locations.

Offering nearly 2800 square foot of accommodation, the focal point of the property is undoubtedly the expansive Open-Plan Kitchen/Lounge/Diner which runs the full length of the house measuring some 37ft in length. There are a range of built in appliances, a breakfast bar area, a utility space and further walk in larder and French doors opening out onto the beautifully landscaped rear garden whilst the living area offers ample room for both living and dining room furniture and a feature bay window to the front.

The additional living room is a great space to relax, with space for furniture, a gorgeous bay window and a feature log burner. Parquet flooring and original stained-glass windows really do add a touch of class to the space.

There is also a WC and Sunroom on the ground floor.

Five bedrooms can be found on the first and second floors, with the master benefiting from the entire top floor to include a large En-suite, a fully fitted walk in dressing room and study area. Two luxuriously appointed bath/shower rooms serve the four first floor bedrooms.

Externally, the house sits behind a set of secure timber gates, with expansive off road parking to the front and a driveway to the side leading to the detached garage.

The rear garden has been cleverly landscaped to create a great space for kids and adults alike with the majority being laid to lawn.

A beautiful home, fusing modern day living with an abundance of character an internal inspection is a must!



## KEY POINTS

Magnificent family home

Nearly 2800 square foot

Meticulously refurbished

5 bedrooms

3 bath/shower rooms

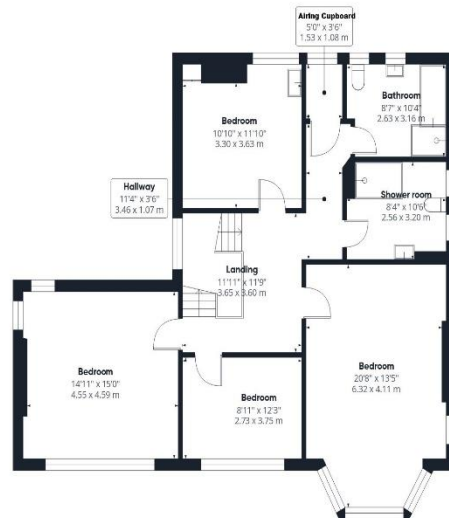
37' Kitchen/Diner/Living room

Beautifully landscaped rear garden

Lots of ORP & detached garage



Ground Floor



Floor 1

Approximate total area<sup>m</sup>

2781 ft<sup>2</sup>  
258.36 m<sup>2</sup>

Reduced headroom

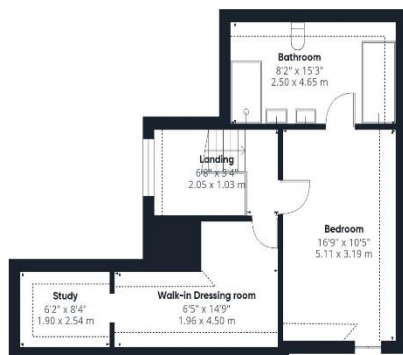
110 ft<sup>2</sup>  
10.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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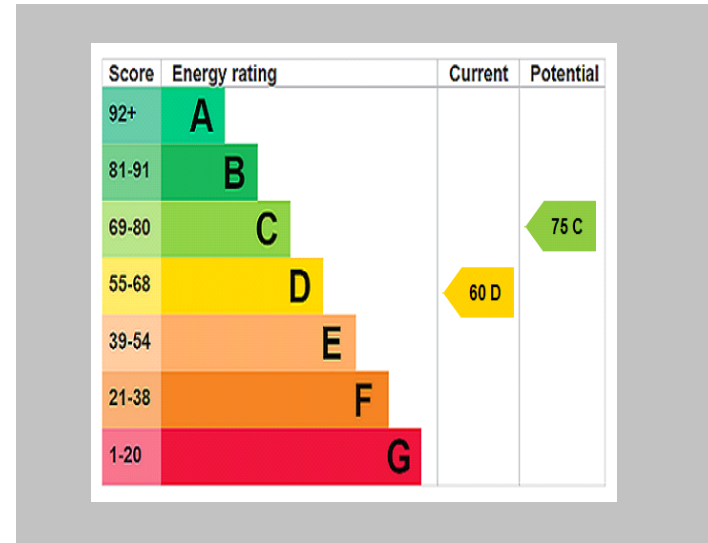
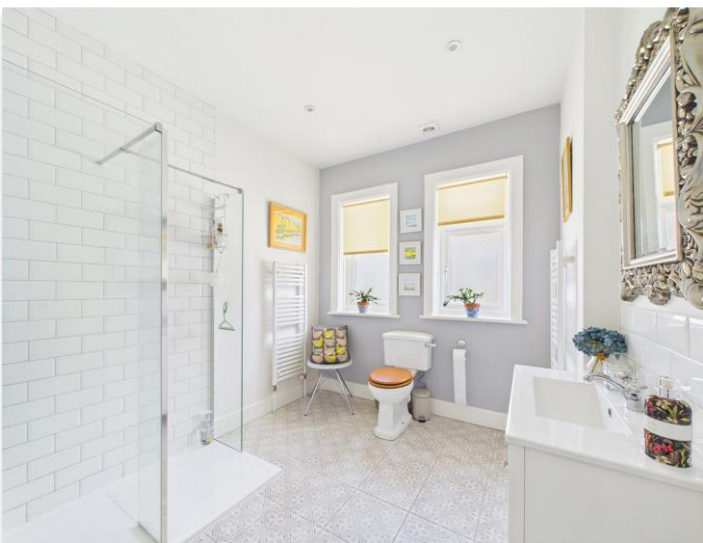
Floor 2





# THE PROPERTY PROFESSIONALS

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