

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

Guide Price **£775,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A super home set in a great location!

This spacious four-bedroom detached family home is set in a great location, being just a few minutes' walk to both local clifftops with seven miles of sandy beaches below and Southbourne Grove, and its associated independent shops, cafes and transport links into Bournemouth, Poole and Christchurch.

The house has been extended during our client's ownership, to create an additional first floor bathroom adjacent to the largest bedroom and benefits from UPVC double glazing and gas fired central heating.

The ground floor offers a large reception room to the front of the house, with a feature bay window and space for furniture whilst the larger reception to the rear offers French doors leading to the garden.

The kitchen can be found adjacent to the aforementioned living room and although it is in need of updating, presents a great opportunity to create a large open-plan living space.

The First floor offers four bedrooms, two of which are large doubles and two are smaller doubles. There is an En-Suite bathroom serving the main bedroom and an additional Shower room.

Externally, there is a dual driveway to the front, offering ample off-road parking and access to the garage whilst the rear garden is a good size and benefits from an Easterly aspect.

A great home, in an enviable location, an internal inspection is an absolute must!

Council Tax - Band E  
EPC - D



## KEY POINTS

Great family home

100 yards from clifftops

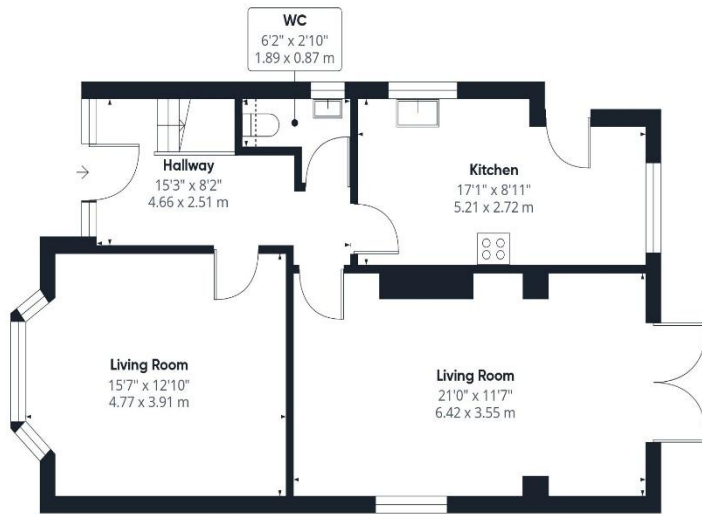
Over 1400 square foot

Four bedrooms

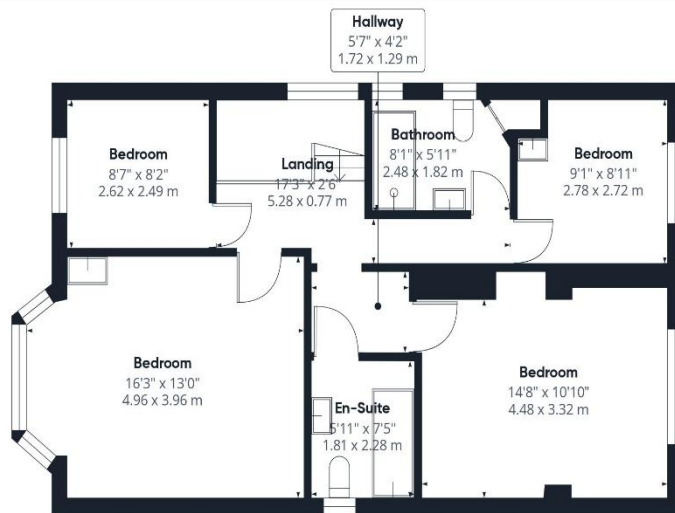
En-Suite shower room

Off road parking for 2 cars

Garage



Ground Floor



Floor 1

**Approximate total area<sup>ni</sup>**

1411 ft<sup>2</sup>

131.1 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

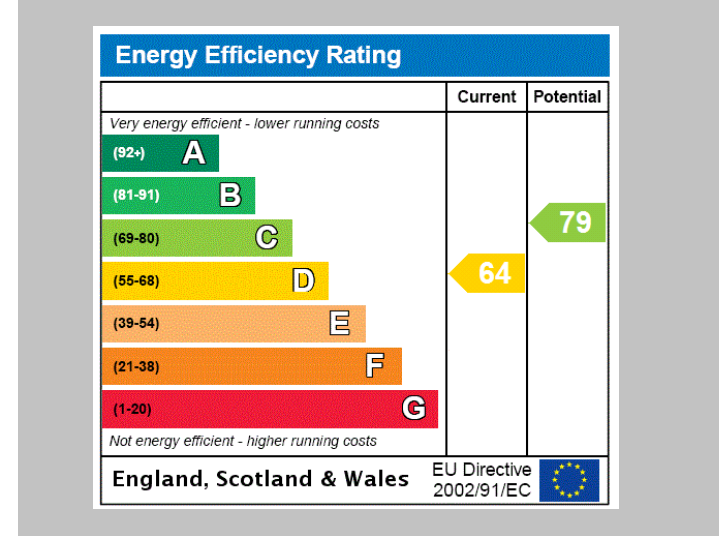
GIRAFFE360





# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

Slades