



14 St. Annes Avenue, Southbourne,  
Bournemouth, Dorset, BH6 3JR

Asking Price **£600,000**



3

Bedrooms



2

Living



1

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A superb Chalet style home set in a highly desirable road!

This quaint detached Chalet home is set within a sought-after road, just a short distance from local shops and bus links into Bournemouth, Poole and Christchurch.

The property has been well maintained by our clients during their near 20 years of ownership, with modern fixtures and fittings, modern decor and beautifully maintained front and rear gardens, making it very much a home ready to move into.

With accommodation set over two floors, the chalet offers versatile living, with either two double bedrooms on both the ground and first floors or one bedroom with an additional reception on the ground floor and two bedrooms upstairs.

The bedrooms are served by a modern bathroom and separate WC on the ground floor and an additional WC on the first floor.

The property offers gas fired central heating via a modern gas combination boiler and is fully double glazed.

Externally, the property sits back from the road, offering a perfectly manicured front garden with off road parking to the side, which in turn leads to the garage. The rear garden is a gardener's delight, having been delightfully landscaped with mature flower and shrub borders.

A superb home, in a great location, an internal inspection comes highly recommended via the sellers chosen sole agents!

Council Tax - Band E



## KEY POINTS

Super Chalet style home

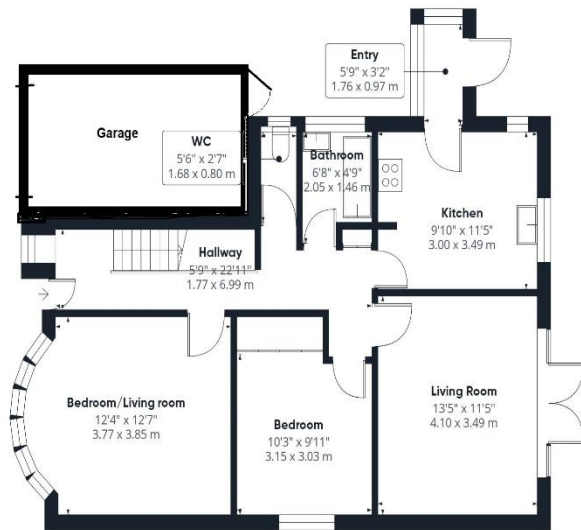
Three/Four bedrooms

Modern & well presented

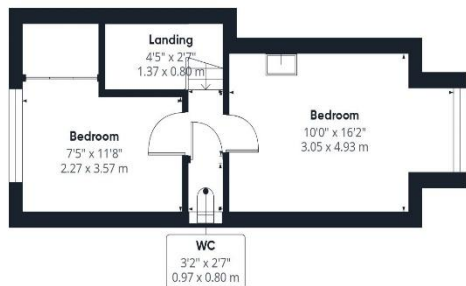
Lovely front and rear gardens

Sought after location

Off road parking & garage



Ground Floor



Floor 1



(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**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)

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