

49 Grand Avenue, Southbourne,  
Bournemouth, Dorset, BH6 3TA

Guide Price **£775,000**



4

Bedrooms



2

Living



2

Bathroom & Ensuite



Drive & Garage



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1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# An excellent chain free opportunity in a great location!

**OFFERED FOR SALE CHAIN FREE AND SET WITHIN A HIGHLY SOUGHT AFTER ROAD THIS EXTENDED DETACHED HOME WOULD BENEFIT FROM SOME UPDATING IN PLACES AND PRESENTS AN EXCELLENT OPPORTUNITY.**

With the beach at one end of the road and Southbourne's popular high street at the other, Grand Avenue is a highly sought after road.

This four-bedroom detached home occupies a good-sized plot with plentiful parking, a detached garage, and a Westerly facing rear garden. It would benefit from some work/updating in places and therefore presents an excellent opportunity to personalise a home within this sought after road.

The ground floor is served by a useful entrance porch and a generous hallway.

There are two reception rooms, one overlooking the front via a bay window which would make a great snug/lounge, and a second to the rear which has been extended offering space for living and dining room furniture and featuring both a roof lantern and sliding doors leading out to the rear garden.

A separate kitchen offers a good range of storage and a breakfast bar for informal dining. Doors lead to the rear garden and a ground floor WC which also houses the homes gas boiler.

The first floor offers four well-proportioned bedrooms and a modern tiled bathroom which features a full-sized bath with shower over, and a vanity unit offering storage and encompassing both the WC and hand wash basin.

The primary bedroom boasts a large front aspect bay window and an en-suite shower room. Bedroom two makes for a generous double room with bedroom three making a small double and the fourth a great sized single room.

Outside, gardens to the front are enclosed by low level walling, double gates then opening on to a good-sized driveway which continues down the side of property to a detached garage.

The rear garden benefits from a Westerly orientation, ideal to capture the afternoon and evening sun. There are an array of flower and shrub beds, a central area of lawn, and a patio/seating area.

Offered for sale with no chain, this home is available for immediate viewing and purchase. Don't miss out and book your appointment today!



## KEY POINTS

No chain!

Great location

Extended detached home

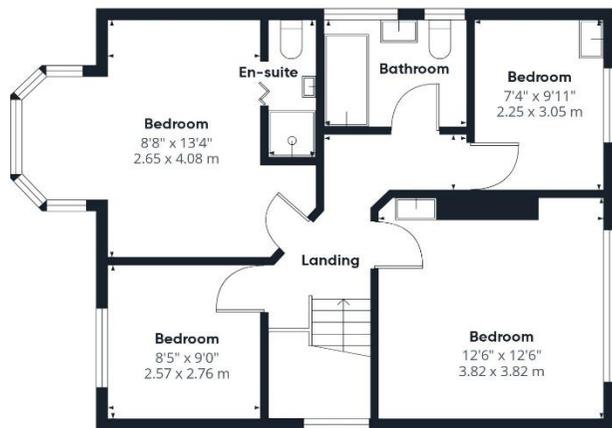
Four bedrooms

Driveway and garage

Westerly rear garden



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1462 ft<sup>2</sup>  
135.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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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