

5 Grand Avenue, Southbourne,
Bournemouth, BH6 3SU

Guide Price **£920,000**



6

Bedrooms



4

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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A stunning home yards from Southbourne Grove!

This wonderful home, set over three spacious floors, is set in the heart of Southbourne, just 100 yards away from the hustle and bustle of Southbourne Grove and local clifftops with 7 miles of golden sandy beaches being the other end of the road.

The house seamlessly blends old with new, offering an abundance of original features along with modern fixtures and fittings throughout giving the best of both worlds.

The generous entrance hall, adorned with original tiled flooring, offers access the spacious family room, ample large enough for a range of living room furniture and benefits from a cast iron feature fireplace with distinctive green Art Nouveau tiles.

The adjacent office is well-proportioned with wood flooring and another cast iron fireplace; the second formal reception room is again a great size and boasts a beautifully detailed fireplace with ornate surround featuring elegant Victorian tiles. The room opens up through a glazed door into the conservatory that leads to the rear garden and Kitchen/Breakfast room.

The dining room boasts a recessed log burner with original tiled hearth, a pantry cupboard and space for a large formal dining table and offers access into the kitchen, which is well fitted with a range of eye level and base units and offers a pleasant aspect over the rear

garden.

Stained glass windows grace the stairwell landings and cast colourful light as you ascend the floors. On the first floor, you'll find four generously proportioned double bedrooms, serviced by the spacious four-piece family bathroom that blends modern comfort and period elegance with a roll-top bath, a separate corner shower and a Victorian style tiled floor.

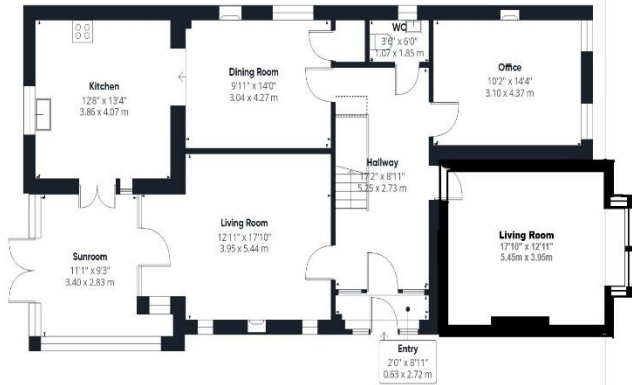
The top floor, once part of the original maids' quarters retaining a unique historical glimpse into the homes past, offers two further generous double bedrooms and a modern shower room.

Externally, there is off road parking to the front as well as a double storey garage to the rear with a further parking space in front. The rear garden is well established with a wooden pergola and small area of lawn surrounded by areas of patio and paved footpaths that lead to the large, detached garage at the rear of garden. As well as providing outside storage the garage itself is brick-built with a pitched-roof and presents the exciting potential to be converted into a separate dwelling/garden room/home office (STPP).

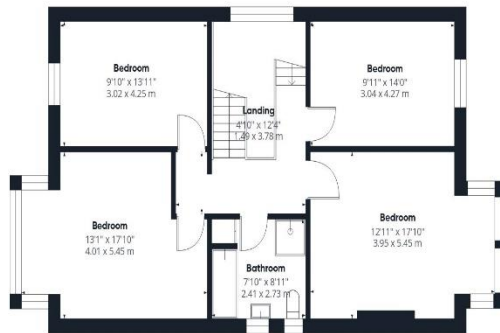


KEY POINTS

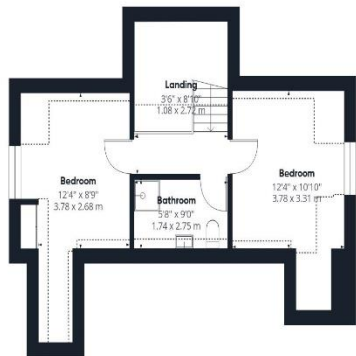
- Exceptional family home
- Over 2600 square foot
- Accommodation over 3 floors
- 6 double bedrooms
- Huge amounts of character
- Superb location
- Lots of ORP & Large garage
- Lovely private rear garden



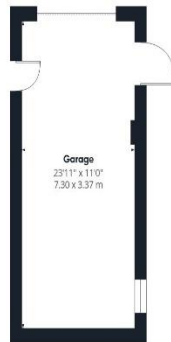
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2613ft² (not including garage)

Reduced headroom

97 ft²

9 m²

(1) Excluding balconies and terraces

Reduced headroom

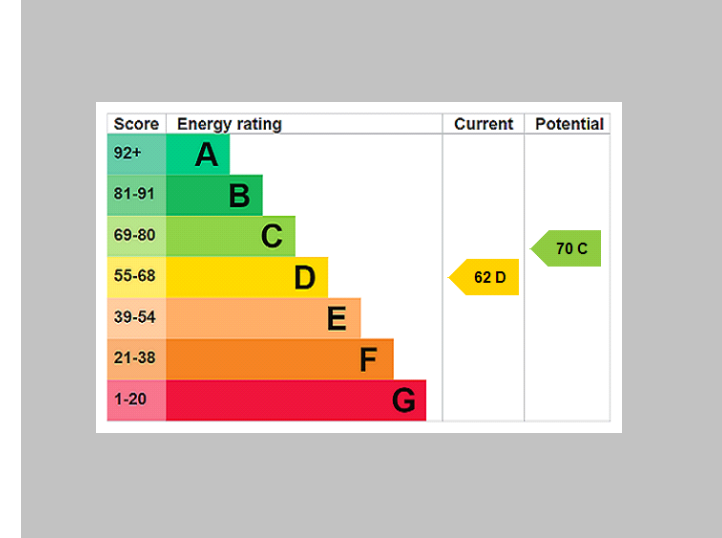
..... Below 5 ft/1.5 m

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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