



16 CHESTNUT
AVENUE
SOUTHBOURNE
BH6 3SP

FREEHOLD
GUIDE PRICE
£1,000,000 -
£1,110,000

“A substantial six
bedroom, three
bathroom, detached
family home, set over
three floors with off
road parking ideally
located just 200 metres
to Southbourne high
street and 400 metres
to Southbourne cliff
tops ”

Winkworth

for every step...

GUIDE PRICE - £1,000,000 - £1,100,000

Six Bedrooms
Three Bathrooms
Two Reception Rooms
Modern Open Plan Kitchen / Breakfast Room
Block Paved Driveway
Car Port
Less Than 200 Metres To Southbourne High Street

EPC: TBC | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Chestnut Avenue?

Chestnut Avenue is conveniently located in the heart of Southbourne. Southbourne's vibrant high-street is just 200 metres away and has been rejuvenated in recent years to include an array of independent cafés, restaurants and convenience shops along with excellent transport links to Bournemouth and Christchurch bus and nearby Pokesdown train station for anyone looking to commute. Southbourne cliff tops are 240 meters away where you can admire the views from the Isle of Wight to Old Harry Rock.

Stroll down the zig zag and find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with an array of beach side cafés, bars and restaurants to take in along the way.

This beautiful family home has been sympathetically modernised whilst retaining many of the properties character features. The open plan kitchen / breakfast room has been fitted with a range of bespoke cabinets with integrated appliances, quartz worktops and a breakfast bar with seating for 3 people. There are a further two reception rooms and a ground floor cloakroom.

The first floor is home to four bedrooms with the primary enjoying an en-suite shower room and a stand alone roll top bathtub with sea views. The family shower room is fitted with a double walk in shower, wash hand basin and wc. There are a further two bedrooms on the second floor with an en-suite bathroom.

The garden enjoys a good degree of seclusion with a large patio ideal for outside entertaining area which leads to a studio.



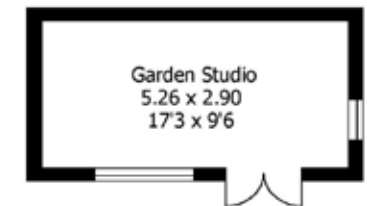
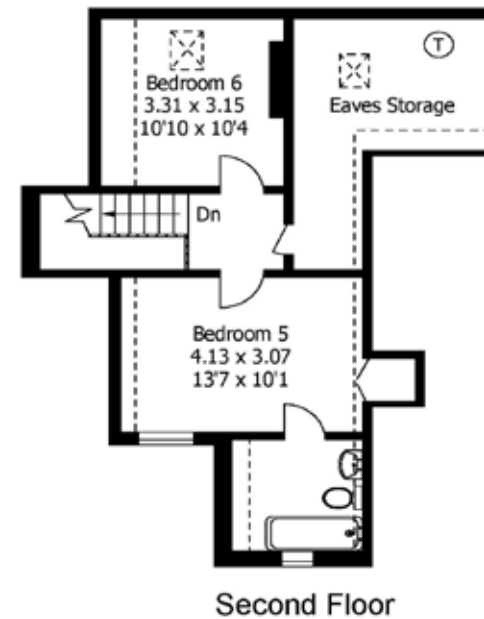
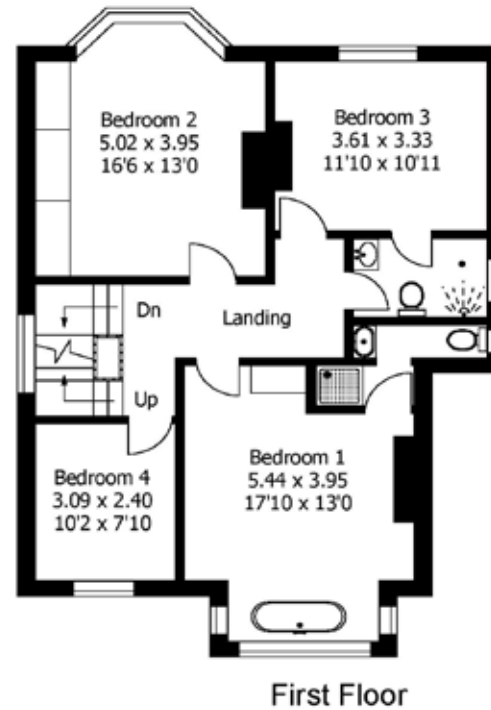
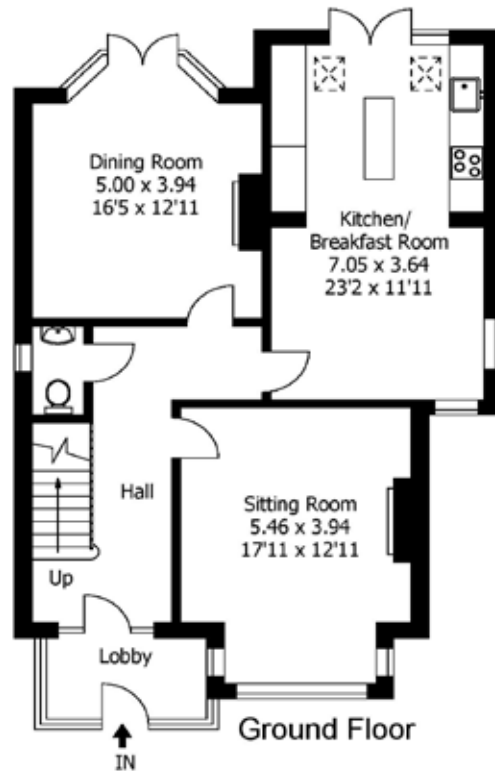




DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Approximate Gross Internal Area :- 201 sq mt / 2166 sq ft
Excluding Eaves Storage



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Lori Leon

lleon@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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