

7 PINECLIFFE ROAD
BOURNEMOUTH
BH6 3PY

FREEHOLD
ASKING PRICE
£780,000

"An ideal opportunity to aquire a ten bedroom, seven bathroom detached house, previously used as a guest house but could be converted back into a family home, just 230 metres to Southbourne cliff tops"

Winkworth

for every step...

ASKING PRICE £780,000

Ten Bedrooms
Seven Bathrooms
Spacious Reception Rooms
Previously A Guest House
Off Road Parking For Several Vehicles
230 Metres To Southbourne Cliff Tops

EPC: TBC | COUNCIL TAX: A | FREEHOLD
01202 434365
southbourne@winkworth.co.uk











Why Pinecliffe Avenue?

Pinecliffe Avenue is ideally located just 230 metres to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight to Hengistbury Head. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, restaurants and bars. Southbourne high street is located approximately 500 metres away. Southbourne high street has been rejuvenated in recent years to include a number of independent convenience shops, bars and restaurants and benefits from excellent transport links and Pokesdown train station for anyone looking to commute. This property is ideal for anyone looking for coastal living.

This 10 bedroom detached property was formally used as a guest house and could be converted back into a beautiful family home as it has retained many of the character features. The kitchen is well equipped with a range of cabinets and free-standing appliances, there is a separate utility room with space and plumbing for washing machine and tumble dryer. There are two spacious reception rooms along with two ground floor bedrooms both of which include an en-suite shower room.

There are four bedrooms on the first floor with three of them enjoying en-suite shower rooms and a family bathroom with separate wc. The second floor has a further four bedrooms which are serviced by the second floor family bathroom.

The rear garden is laid to patio for low maintenance with the front of the property providing off road parking.



















Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

DISCLAIMER:

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“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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