



85  
CASTLEMAIN AVENUE  
SOUTHBOURNE  
BH6 5EW

GUIDE PRICE  
£575,000 - £600,000  
FREEHOLD

“ A three bedroom, two  
reception room  
detached family home  
close to Southbourne  
high street with self  
contained one  
bedroom annex”

**Winkworth**

for every step...

GUIDE PRICE £575,000 - £600,000

Detached House  
Three Bedrooms  
Two Receptions  
Modern Fitted Kitchen  
Ground Floor Cloakroom  
Self Contained Annex With Plumbing And Electric  
Off Road Parking  
Air Conditioning In Most Rooms

EPC: TBC | COUNCIL TAX: D | FREEHOLD

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### Why Castlemain Avenue?

Castlemain Avenue enjoys a convenient location less than a mile to Southbourne's bustling high street which has been rejuvenated over recent years to include a number of independent cafés, restaurants and convenience shops along with good transport links and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are just one mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rock. Take a stroll down the zig zag to find miles of golden sandy beach, the promenade stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a variety of bars, restaurants and cafés to choose from.

This three bedroom, two reception room is well presented throughout. The open plan kitchen / dining room benefits from a recently re fitted kitchen which incorporates a range of modern handleless cabinets, integrated mid height double oven, hob with overhead extractor, fridge

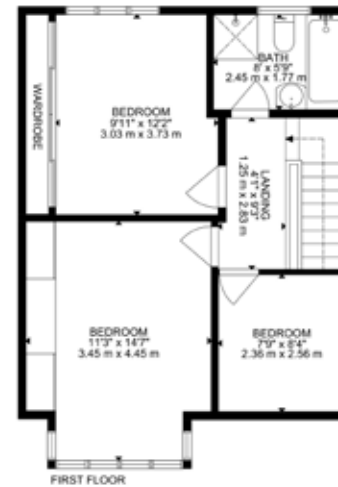
freezer, washing machine, dishwasher and wine rack, complemented with stylish quartz worktops and tiled flooring. An arch is open to the dining room with ample space for dining furniture. Double doors lead through to a conservatory with direct access to the rear garden.

There are three bedrooms located on the first floor, all serviced by the family bathroom which incorporates a bath, separate shower cubicle, wash hand basin, wc, fully tiled walls and flooring. Bedrooms one and two both benefit from a range of fitted wardrobes.

Outside, a patio adjoins the rear of the property ideal for al fresco dining, a large decked area leads to a self contained annex. The lounge area enjoys bi fold doors with views and direct access to the garden. The bedroom is double in size with an en-suite shower room which includes a shower cubicle, wash hand basin and wc.

To the front of the property there is off road parking for one vehicle.





GROSS INTERNAL AREA  
 GROUND FLOOR: 62 m<sup>2</sup>, 666 SQ FT. FIRST FLOOR: 46 m<sup>2</sup>, 495 SQ FT.  
 GUEST HOUSE: 24 m<sup>2</sup>, 258 SQ FT  
 TOTAL: 132 m<sup>2</sup>, 1420 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**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 do not 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.



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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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