



19 SEAWARD AVENUE  
BOURNEMOUTH  
BH6 3SJ

FREEHOLD  
GUIDE PRICE  
£675,000 - £700,000

“A three double  
bedroom detached  
family home with off  
road parking just 300  
metres to Southbourne  
highstreet and  
Southbourne  
cliff tops”

**Winkworth**

for every step...



GUIDE PRICE £675,000 - £700,000

Three Double Bedrooms  
Kitchen / Breakfast Room  
Balcony From Primary Bedroom  
Enviably Location  
300 Metres To Southbourne High Street  
250 Metres To Southbourne Cliff Tops  
Off Road Parking

EPC: D | COUNCIL TAX: E | FREEHOLD

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## Why Seaward Avenue?

Seaward Avenue enjoys an enviable location just 300 meters to Southbourne high street which has been rejuvenated in recent years to include an array of independent cafés, restaurants and convenience shops. There are excellent transport links to Christchurch and Bournemouth along with Pokesdown train station for anyone looking to commute.

The cliff tops are also just 250 meters away where you can admire the breathtaking panoramic views from the Isle of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and the promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with numerous beach side cafe, bars and restaurants to take in along the way. Whatever you decide, there is something for everyone to enjoy.

This family home has undergone extensive modernisation throughout by its current owners. The kitchen is well equipped with a range of modern cabinets, integrated appliances with counter tops to complement. An arch leads through to the spacious dining room which is flooded with natural light and double doors giving direct access to the rear garden. There is a further reception room and ground floor cloakroom

All three bedrooms are double in size with the primary benefiting from built in wardrobes and a balcony. The second bedroom enjoys sea glimpses. The family bathroom has been sumptuously fitted with a large walk in shower, double basin's and wc with stylish walls and flooring to complement. Outside the rear garden has been designed for low maintenance with a useful garden room with power and light currently used as a home gym. Off road parking for multiple vehicles.















**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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