



24 GRAND AVENUE  
SOUTHBOURNE  
BH6 3SY

GUIDE PRICE  
£1,000,000 - 1,100,000  
FREEHOLD

“A unique, substantial  
seven bedroom,  
detached family home,  
offering over  
3400 sq ft of living  
accommodation  
halfway between  
Southbourne Grove  
and Southbourne  
Beach”

**Winkworth**

for every step...



GUIDE PRICE £1,000,000 - £1,100,000

Substantial Detached Family House  
Seven Double Bedrooms  
Three Bathrooms  
Three Reception Rooms  
Original Character Features  
Over 3400 Sq Ft Of Accommodation  
240 Metres To Southbourne Cliff tops  
Original Features Throughout  
Ideal Home And Potential Income

EPC: TBC | COUNCIL TAX: F | FREEHOLD  
01202 434365  
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### Why Grand Avenue?

Grand Avenue sits in the heart of Southbourne, only 210 metres to the high street and just 240 metres to the cliff tops 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 and a promenade stretching from Hengistbury Head to Sandbanks. A variety of water sports are available by Boscombe Pier along with a variety of bars, restaurants and cafés.

This unique family home offers over 3400 sq ft of flexible living accommodation. The ground floor enjoys three spacious reception rooms, one of which is currently used as a ground floor bedroom.

The country feel kitchen / breakfast room has a range of farmhouse style cabinets, free standing oven with hob with a butlers sink enjoying views over the rear garden along with ample space for a breakfast table and

chairs. A large separate laundry room has space and plumbing for washing machine and tumble dryer. The formal dining room boasts a turret style bay window and wood flooring. The lounge is flooded with natural light, a feature fireplace with further wood flooring. There is a ground floor shower room which includes a shower cubicle, wash hand basin and wc.

Located on the first floor are four exceptionally spacious double bedrooms, all serviced by the first floor family bathroom which includes a bath, separate shower cubicle, wash hand basin, wc, fully tiled walls and flooring. The return staircase leads to the second floor with a further three double bedrooms and shower room with a double shower cubicle, wash hand basin, wc, heated ladder towel rail, part tiled walls and tile effect flooring.

Outside, the property has a large decked area, ideal for al fresco dining with the remainder laid to lawn





### Why Southbourne?

Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops along with good transport links, bus routes and Pokesdown train station for anyone looking to commute. Also located nearby is the famous New Forest national park and Hengistbury Head.

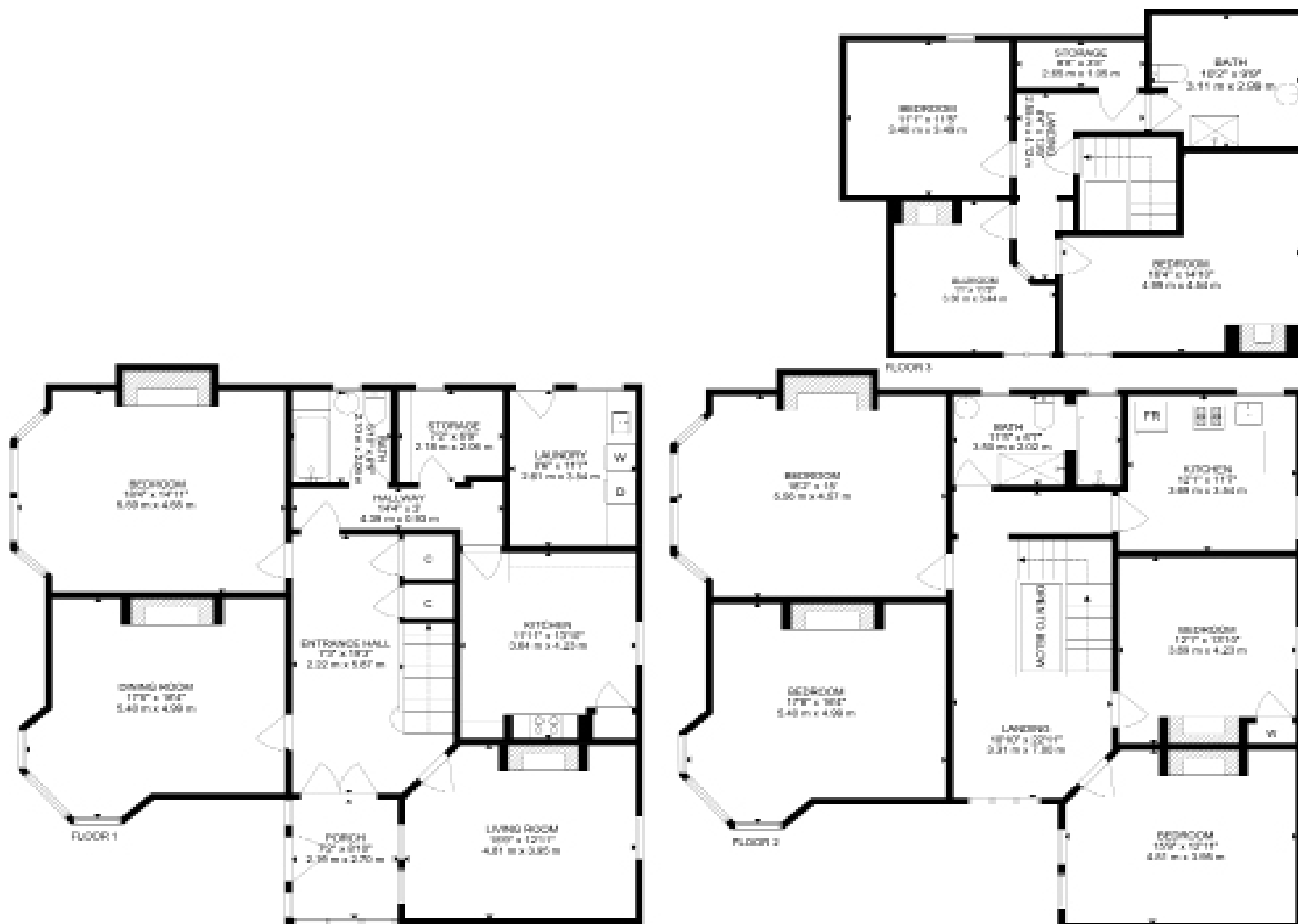












GROSS INTERNAL AREA:  
 FLOOR 1: 128 m<sup>2</sup>, 1377 SQ. FT. FLOOR 2: 128 m<sup>2</sup>, 1377 SQ. FT. FLOOR 3: 60 m<sup>2</sup>, 649 SQ. FT.  
 EXCLUDED AREAS: PORCH: 8 m<sup>2</sup>, 85 SQ. FT.  
 TOTAL: 316 m<sup>2</sup>, 3403 SQ. FT.  
 (SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

#### 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 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.





Ariana Woolrych

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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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