



**75 Littledown Avenue**

Littledown, BH7 7AX

**GUIDE PRICE £575,000 - £600,000**





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

01202 434365 | southbourne@winkworth.co.uk

## A wonderful three bed chalet bungalow situated in a prime location, with an expansive south facing rear garden and off road parking

Winkworth Southbourne are pleased to present this attractive chalet bungalow situated on an expansive plot on prestigious Littledown Avenue. The heart of the home is the large living/dining room with a feature fireplace and a beautiful outlook over the rear garden. The kitchen provides plenty of space and benefits from a larder cupboard. Downstairs you will also find a large double bedroom, separate wc and family bathroom complete with a walk-in shower, bathtub, bidet and washbasin. Upstairs there are two extremely spacious double bedrooms, both with built in wardrobes providing ample storage and vanity units including individual sinks along with a separate wc.

Outside the property enjoys a stunning south facing rear garden with mature and well-maintained borders and a gate at the end leading directly onto Kings Park playing fields and cycle paths. There are also two separate patio areas and a detached garage. To the front is ample off-road parking on the in and out driveway.

- Three Double Bedrooms
- Open-plan Living/Dining Room
- Large Kitchen
- Conservatory
- No Forward Chain
- Expansive South-facing Garden
- Ample Storage
- Off Road Parking
- Access To Park Land





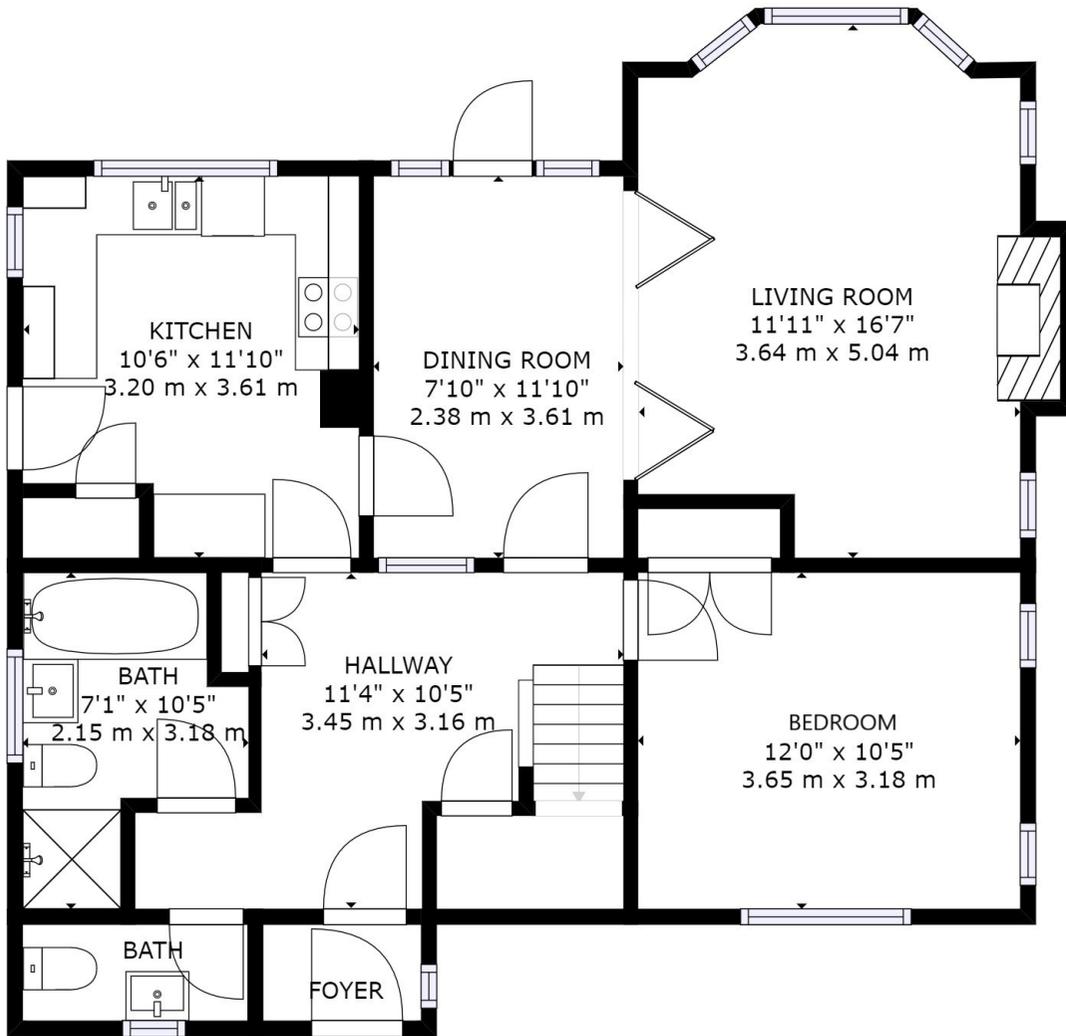
75, Littledown Avenue  
BOURNEMOUTH  
BH7 7AX

Energy rating

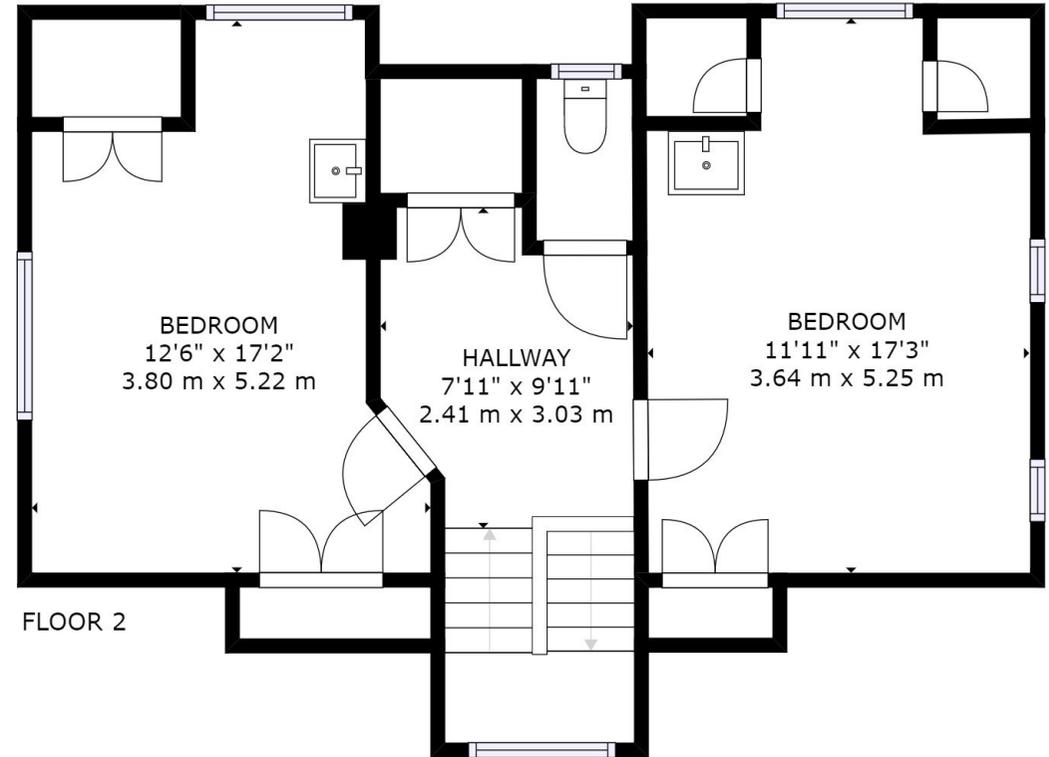
**E**

Valid until  
10 June 2024

Certificate number  
8802-8457-6929-2706-8643



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 870 sq. ft, 81 m<sup>2</sup>, FLOOR 2: 630 sq. ft, 59 m<sup>2</sup>  
TOTAL: 1500 sq. ft, 139 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Littledown is located approximately 2 miles from Southbourne and offers a number of amenities including sports centre and hospital. Local shopping facilities can be found at Pokesdown and includes Sainsburys Local and Tesco Express. On the edge of Southbourne there are the award-winning blue flag sandy beaches which extend via a level walk promenade from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



## Winkworth Southbourne

29 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 434365 | southbourne@winkworth.co.uk

[winkworth.co.uk/southbourne](http://winkworth.co.uk/southbourne)

**Winkworth**