



**44 Southwood Avenue**

Southbourne, BH6 3QB

**ASKING PRICE £950,000**

**Winkworth**







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01202 434365 | southbourne@winkworth.co.uk

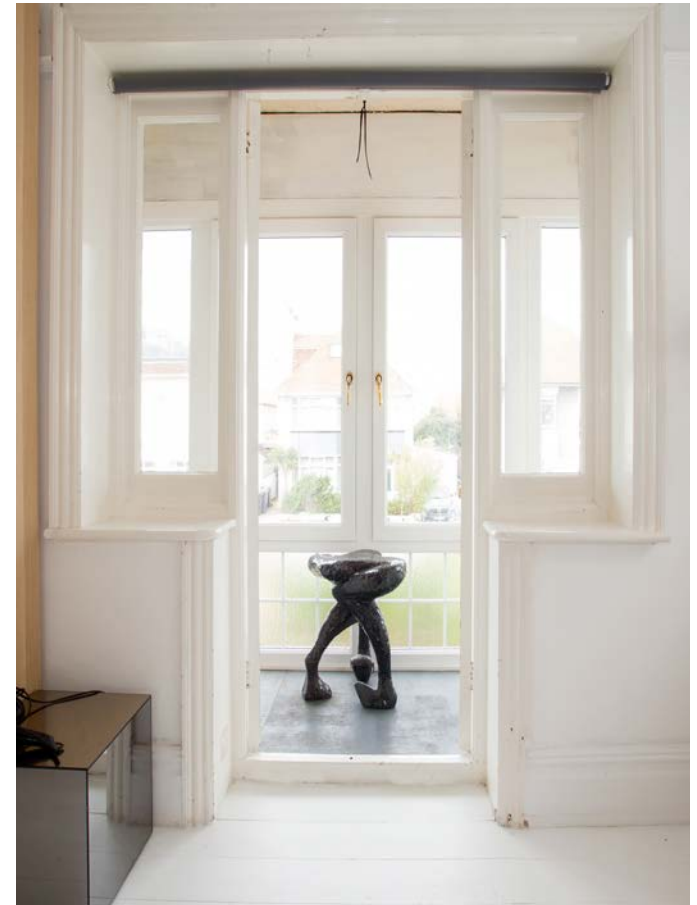
**An amazing opportunity to purchase a stunning, four bedroom property with sea views, situated on a popular avenue, just moments from the cliff top and Southbourne's golden sandy beach.**

Winkworth Southbourne are delighted to present this tastefully decorated four-bedroom, two bathroom property with a large detached annexe / workshop. The modern kitchen / family room are open plan and bi-fold doors open onto the rear garden. Two reception rooms with the original hardwood floors are joined by custom fitted doors which can be fully opened to allow flow between the rooms.

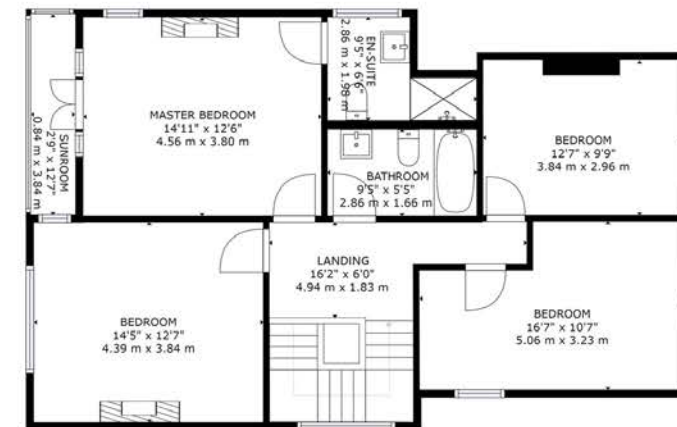
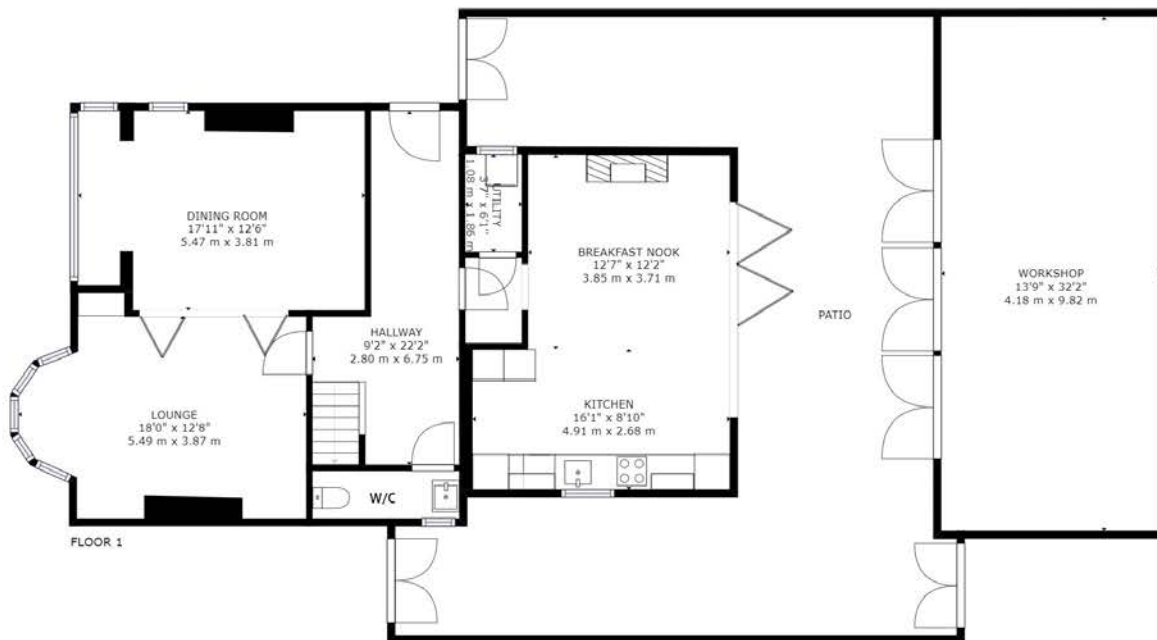
Upstairs you will discover four double bedrooms. The two front rooms boast sea views across to the Purbecks and the master also benefits from a sun-room and large tiled en-suite shower room.

- **Close To The Beach**
- **Grand Entrance Hall**
- **Spacious Lounge**
- **Formal Dining Room**
- **Downstairs w/c**
- **Four Double Bedrooms**
- **Driveway**
- **Large Annexe / Studio**
- **Balcony From Master**
- **Two Bathrooms**









GROSS INTERNAL AREA  
 FLOOR 1: 1431 sq. ft, 133 m<sup>2</sup>, FLOOR 2: 916 sq. ft, 85 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 802 sq. ft, 75 m<sup>2</sup>  
 TOTAL: 2347 sq. ft, 218 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending 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, Southbourne, Dorset, BH6 3QT  
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[winkworth.co.uk/southbourne](https://www.winkworth.co.uk/southbourne)

**Winkworth**