



14 GENEVA AVENUE
SOUTHBOURNE
BH6 3NB

GUIDE PRICE
£775,000 - £800,000
FREEHOLD

“An immaculately
presented three double
bedroom, detached
family home in the
sought after Carbery
estate“

Winkworth

for every step...

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Sought After Location
Excellent School Catchments
Three Double Bedrooms
Spacious Lounge With Log Burner
Open-plan Kitchen / Dining Room
Utility Room
Detached Garage
Off Road Parking
Expansive Garden

EPC: C | COUNCIL TAX: E | FREEHOLD: I

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Why Geneva Avenue?

Geneva Avenue is a peaceful cul-de-sac, nestled in the heart of the Carbery Estate, less than a mile to Southbourne high street and Southbourne beach. Stroll along the promenade that stretches from Hengistbury Head to Sandbanks or sit in one of the cliff top cafés and admire the panoramic views from the Isle of Wight to Old Harry Rock. There are a number of water sports available by Boscombe Pier along with a variety of beach side cafés, restaurants and bars. Southbourne high street offers a range of independent shops, cafés and restaurants along with excellent transport links and Pokesdown train station for anyone looking to commute.

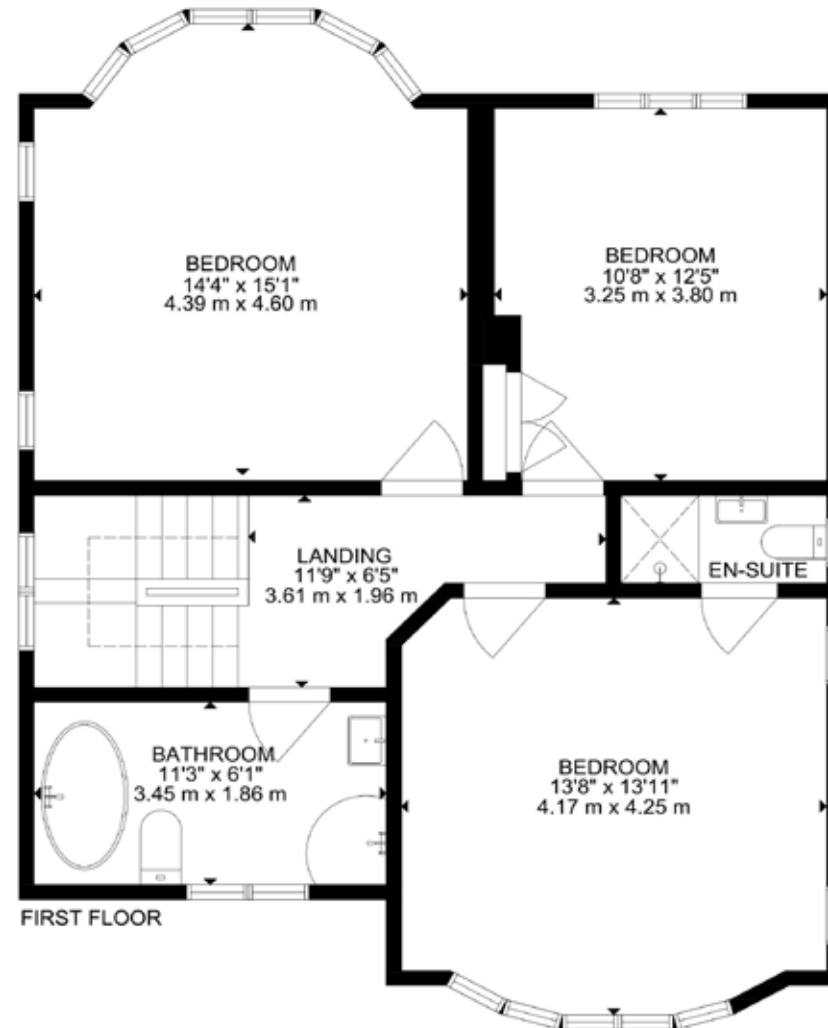
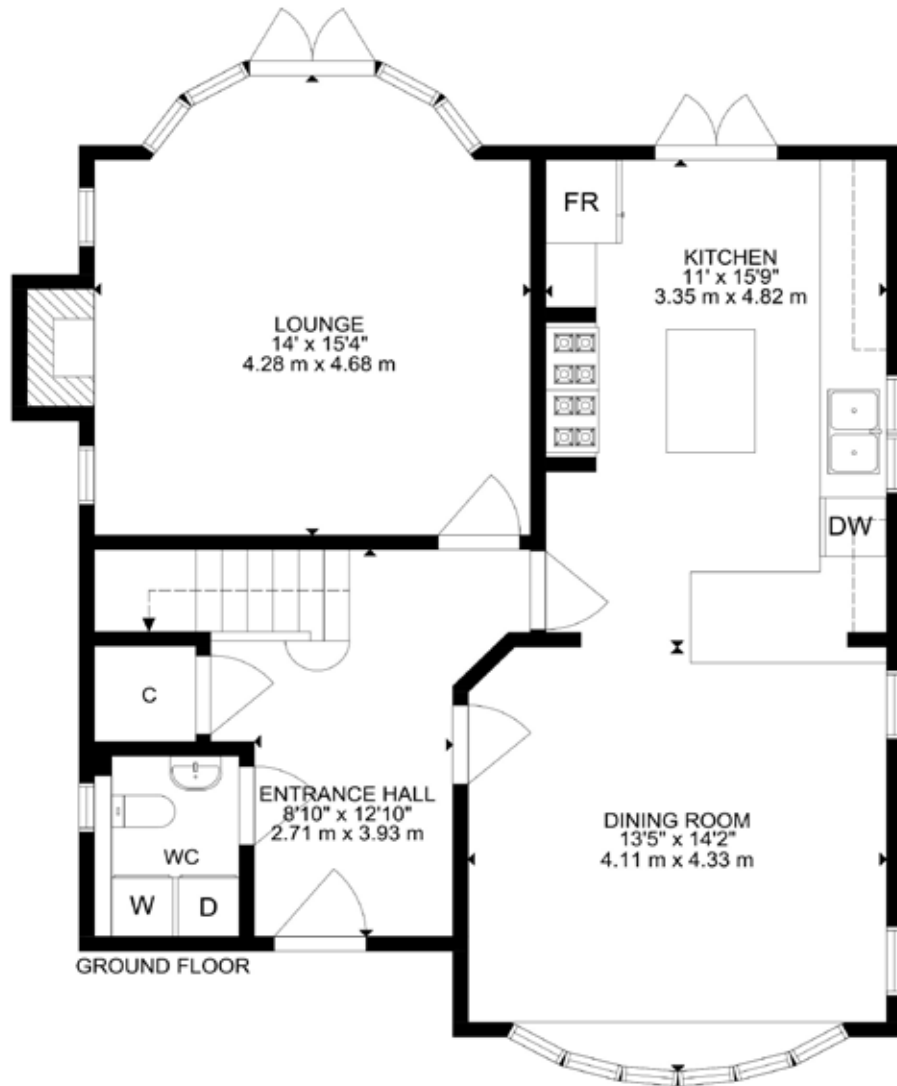
This outstanding three double bedroom family home is immaculately presented throughout. The spacious, open plan kitchen includes a range of modern cabinets, a double butler sink, underfloor heating and a peninsular breakfast bar for

three people. Solid wood worktops and tiled flooring to complement. The kitchen is open plan to the spacious dining room which enjoys a dual aspect, flooding the room with natural light. The formal lounge enjoys a log burner, ideal for cosy winter nights.

There are three double bedrooms located on the first floor. Bedroom one benefits from a modern en-suite shower room. The family bathroom has been luxuriously fitted off to include a free-standing Villeroy and Bosch bathtub and wash hand basin, separate glass enclosed shower, wc and underfloor heating. There is a spacious loft with velux windows, ideal for anyone looking to extend further sstp.

A decked patio adjoins the rear of the property ideal for outside dining with the remainder laid to lawn. The front of the property has off road parking for several vehicles.





GROSS INTERNAL AREA
 GROUND FLOOR: 73 m², 785 SQ FT, FIRST FLOOR: 73 m², 785 SQ FT
 TOTAL: 146 m², 1570 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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“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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