



22 CASTLEMAIN  
AVENUE  
BOURNEMOUTH  
BH6 5EH

FREEHOLD  
ASKING PRICE  
£750,000

“A four double bedroom, detached family home with a modern, open plan kitchen / dining / day room, large rear garden and off road parking for several vehicles just 600 metres to Southbourne’s vibrant high street ”

**Winkworth**

for every step...

ASKING PRICE £750,000

Four Bedrooms  
Two Reception Rooms  
Open Plan Kitchen / Dining / Day Room  
Off Road Parking For Several Vehicles  
650 Metres To Southbourne High Street  
Excellent School Catchment  
Large Rear Garden

EPC: TBC | COUNCIL TAX: D | FREEHOLD  
01202 434365  
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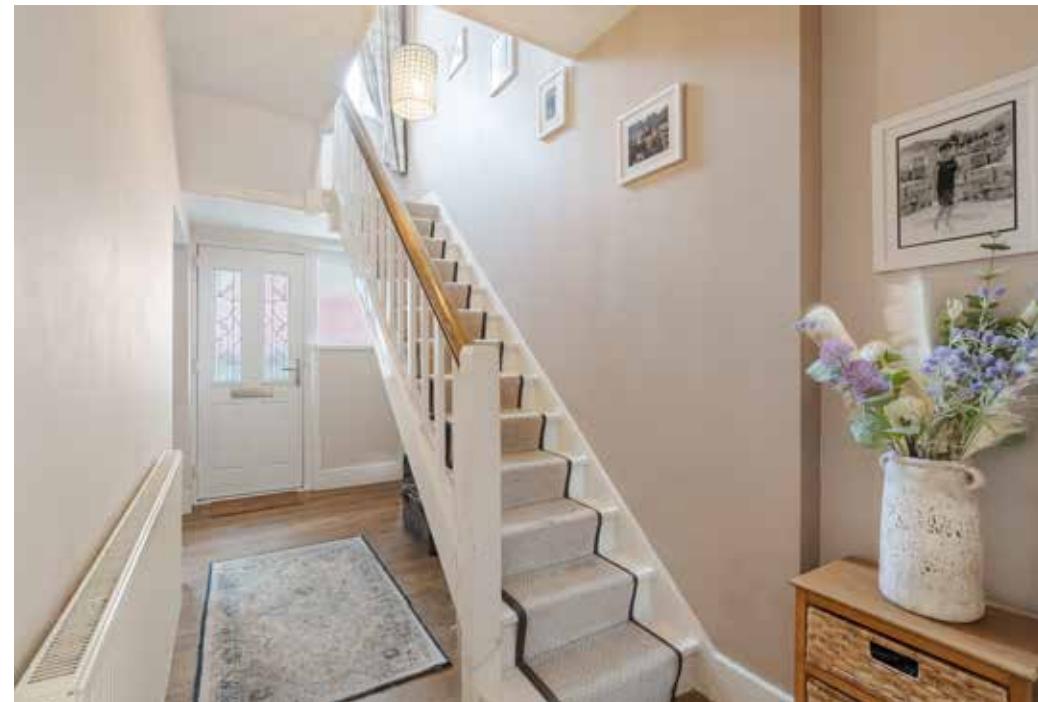
## Why Castlemain Avenue?

Castlemain Avenue enjoys a convenient location just 650 metres to Southbourne high street which has been rejuvenated in recent years to include a variety of independent cafés, bars, restaurants and convenience stores with excellent transport link to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are less than a mile away where you can admire the panoramic sea views that stretch from the Isle of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade that takes you from Hengistbury Head to Old Harry Rocks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, bars and restaurants to take in along the way. Whatever you decide to do, there is something for everyone to enjoy.

The hub of this beautiful family home is the open plan kitchen / dining /day room which is flooded with natural light with bi fold doors leading out directly to the rear garden. The kitchen area is fitted with a range of modern cabinets with integrated microwave and dishwasher, space for a range-master style cooker and American style fridge /freezer. Double doors lead through to a reception room currently used as a home office. There is a further separate reception room which could be used as a ground floor bedroom and ground floor shower room.

All bedrooms are double in size and serviced by the family bathroom which includes a bath with over head shower, double sinks and wc.

Outside, there is a large patio area providing the ideal space for outdoor dining with the remainder laid to lawn.

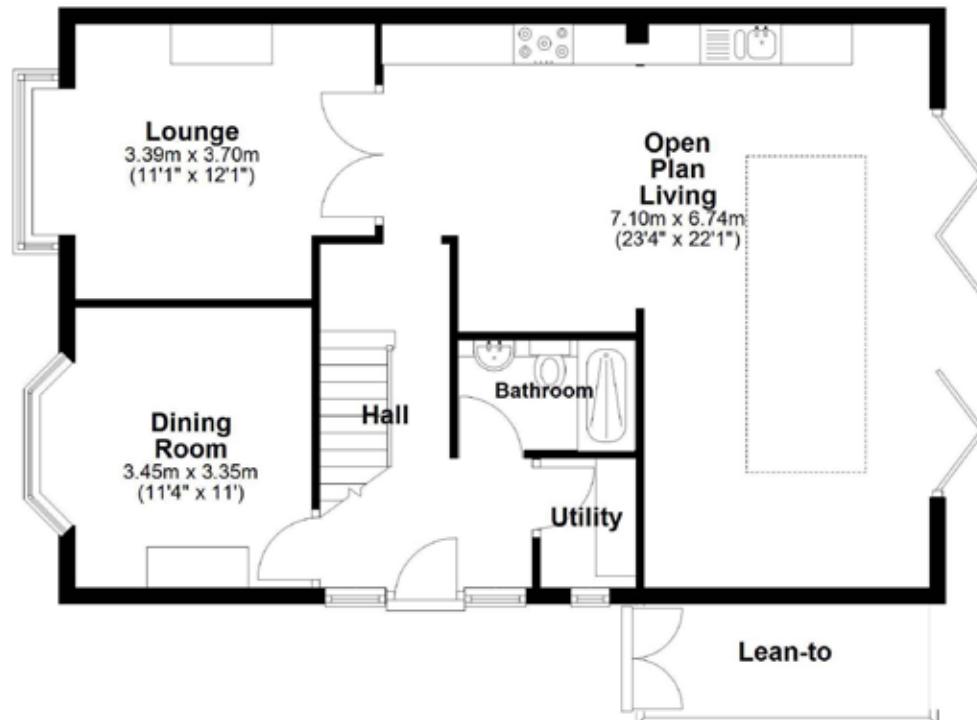






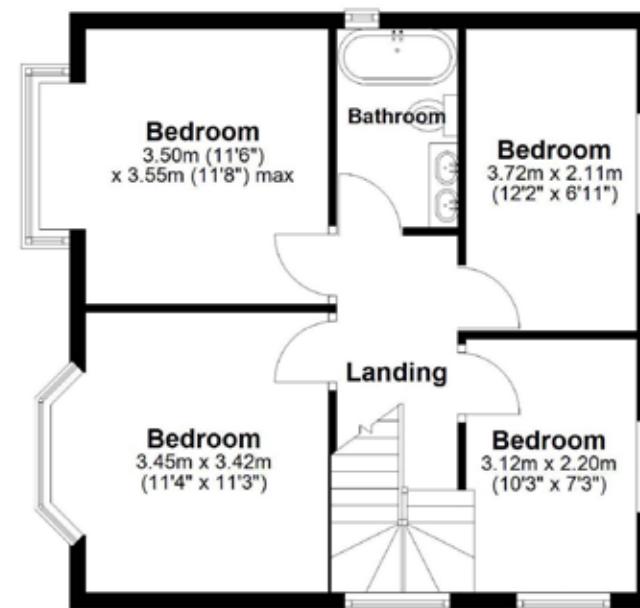
## Ground Floor

Approx. 74.3 sq. metres (799.9 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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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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