



3E PINE AVENUE,
SOUTHBOURNE, BH6 3SN
OFFERS IN EXCESS OF- £275,000

Winkworth





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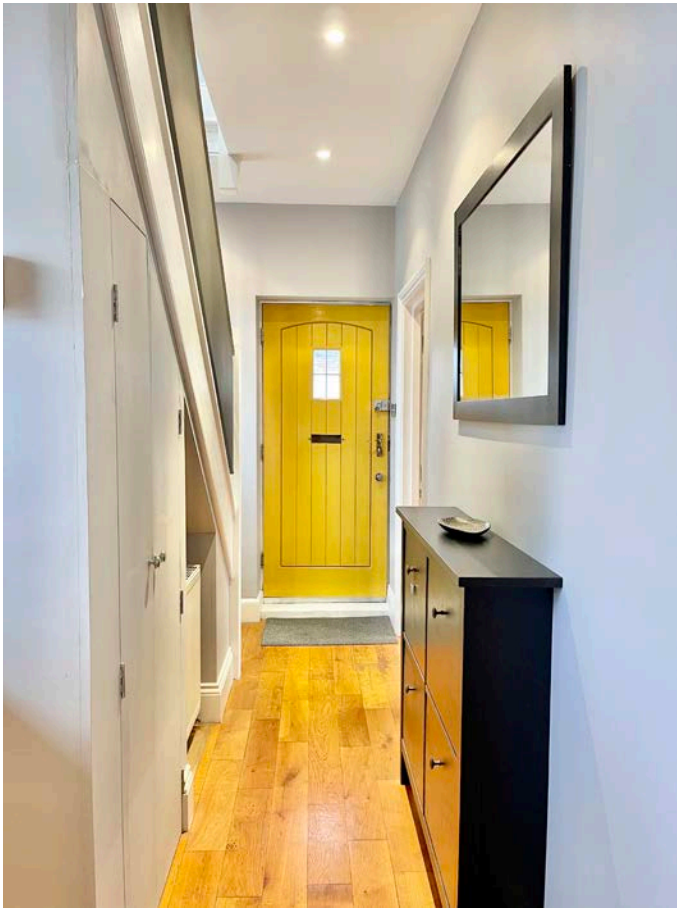
01202 434365 | southbourne@winkworth.co.uk

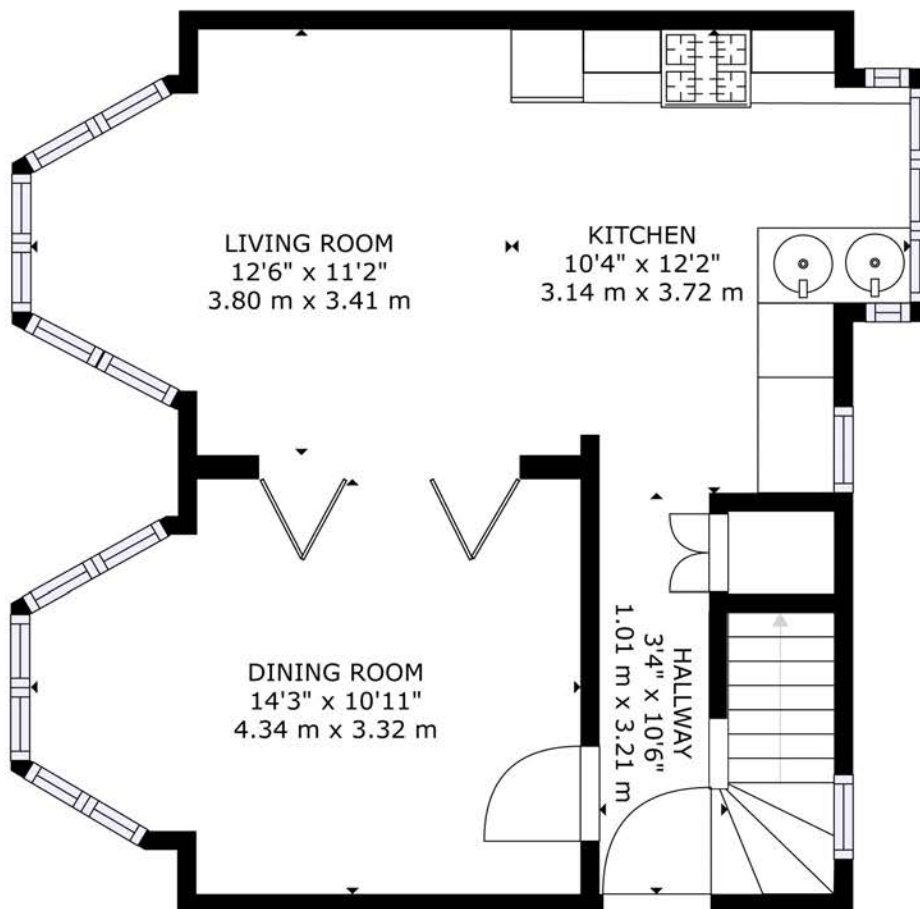
A spacious, modern, two double bedroom, two bathroom maisonette, situated close to Southbourne Grove and only 450m to the clifftops, with off road parking.

Winkworth Southbourne are pleased to offer this hidden gem of a property, perfectly situated in the heart of Southbourne. On entering the home you will be surprised by the spacious open plan layout. The modern kitchen has a range of fitted appliances including a double oven, gas hob, dishwasher and fridge along with ample counter space and a double sink. The washing machine is conveniently located under the stairs. The kitchen boasts a cased opening leading through to the lounge which features a large, south facing bay window and has space for a range of furniture. Concertina doors lead through to the equally spacious dining room, allowing you to separate the living space if preferred. The dining room enjoys a further large bay window filling the room with light and real wood flooring runs throughout the whole first floor. The staircase leads to the two double bedrooms and family bathroom. The family bathroom features a fitted jacuzzi bathtub, separate shower, WC and a hand wash basin. The primary bedroom is a generous double in size, with fitted, mirror fronted wardrobes and a tiled en suite shower room. Bedroom two is a second double bedroom with space for a range of furniture. The property is accessed via a private staircase with a private entrance and benefits from an off-road, allocated parking space and a communal garden.

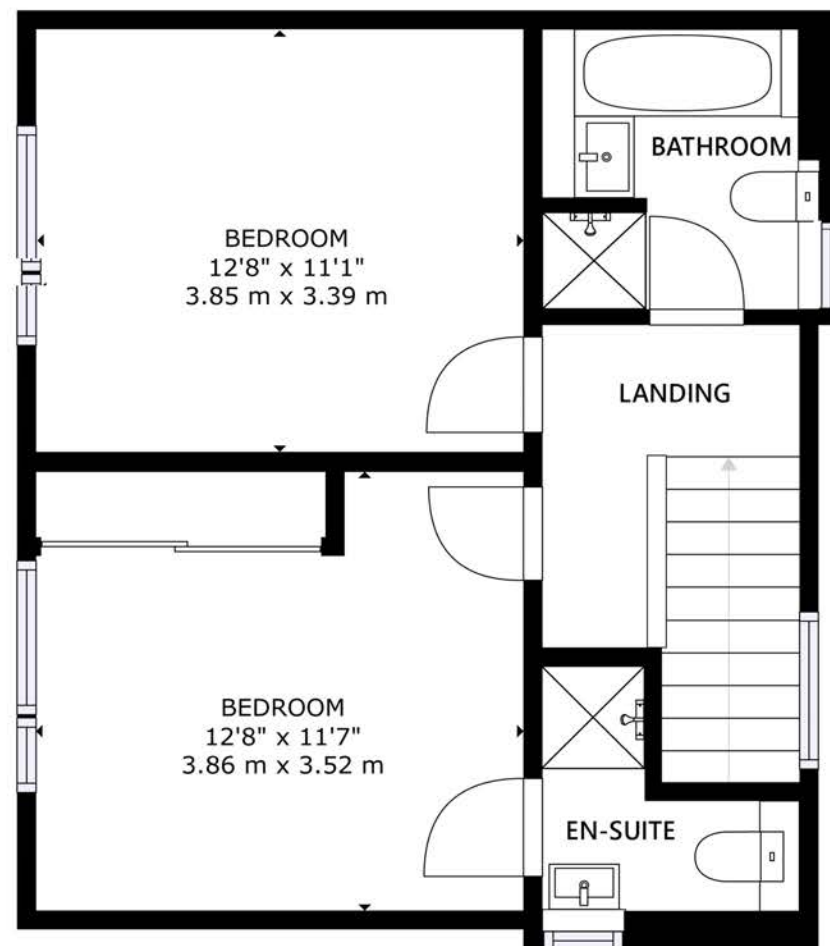
Two Double Bedrooms | En-suite Shower Room | Family Bathroom | Open Plan Living / Dining Room | Modern Kitchen | Private Entrance | Off Road Parking | Close Proximity To Southbourne Grove & The Beach |

EPC: C | COUNCIL TAX: C | LEASEHOLD 108 YEARS | MAINTENANCE- AS & WHEN | GROUND RENT - PEPPERCORN | PETS PERMITTED | HOLIDAY LETS NOT PERMITTED





FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 446 sq. ft, 41 m², FIRST FLOOR: 473 sq. ft, 44 m²
 TOTAL: 919 sq. ft, 85 m²

SIZES 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.



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, Bournemouth, Dorset, BH6 3QT

01202 434365 | southbourne@winkworth.co.uk

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