



119 CARBERY AVENUE  
SOUTHBOURNE  
BH6 3LP

FREEHOLD  
GUIDE PRICE  
£1,000,000-  
£1,150,000

“A superbly presented,  
‘turn key’, three double  
bedroom, detached  
family home, set in the  
heart of the sought  
after Carbery Estate”

**Winkworth**

for every step...



GUIDE PRICE £1,000,000 - £1,150,000

Immaculately Presented Throughout  
Sought After Location  
Three Double Bedrooms  
Two Bathrooms  
Two Reception Rooms  
Open Plan Kitchen / Dining Room  
External Home Office

EPC: C | COUNCIL TAX: F | FREEHOLD  
01202 434365  
[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)





## Why Carbery Avenue?

Carbery Avenue is a beautifully wide, tree lined avenue, set within the heart of the sought after Carbery Estate. Located less than a mile to Southbourne's vibrant high street which has been rejuvenated in recent years to include independent cafés, bars and restaurants along with excellent transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Southbourne beach is also less than a mile away with its panoramic views from the Isle Of Wight to Old Harry Rocks and a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side cafés and bars to take in along the way. Tuckton benefits from a parade of convenience shops 280 metres away.

This 'turn key' family home enjoys an open plan kitchen / dining room. The kitchen has been fitted with a range of modern fitted cabinets with integrated appliances and space for a range style cooker and fridge / freezer with counter tops and flooring to complement and door leading to a separate utility room. The dining area provides direct access to the rear garden. There are a further two ground floor reception rooms, one currently used as a home gym and a ground floor cloakroom.

All three bedrooms are located on the first floor with the primary suit enjoying a well fitted dressing area and en-suite shower room. The family bathroom is sumptuously fitted enjoying a fusion of Edwardian fittings with a contemporary twist.





Outside, the south facing rear garden is mainly laid to lawn with a raised decked area ideal for al fresco dining. To the rear, there is a generous size log cabin which is currently being used as a home office with a storage area to the side.

Accessed via double electric gates, the front of the property has been block paved, offering off road parking for several vehicles or boat leading to a single garage.













#### 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.





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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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