



1 BEECH AVENUE  
SOUTHBOURNE  
BH6 3ST

ASKING PRICE  
£850,000  
FREEHOLD

“A substantial six  
bedroom, four  
reception room  
detached family home  
occupying a corner  
plot, just 550 metres to  
Southbourne cliff tops”

**Winkworth**

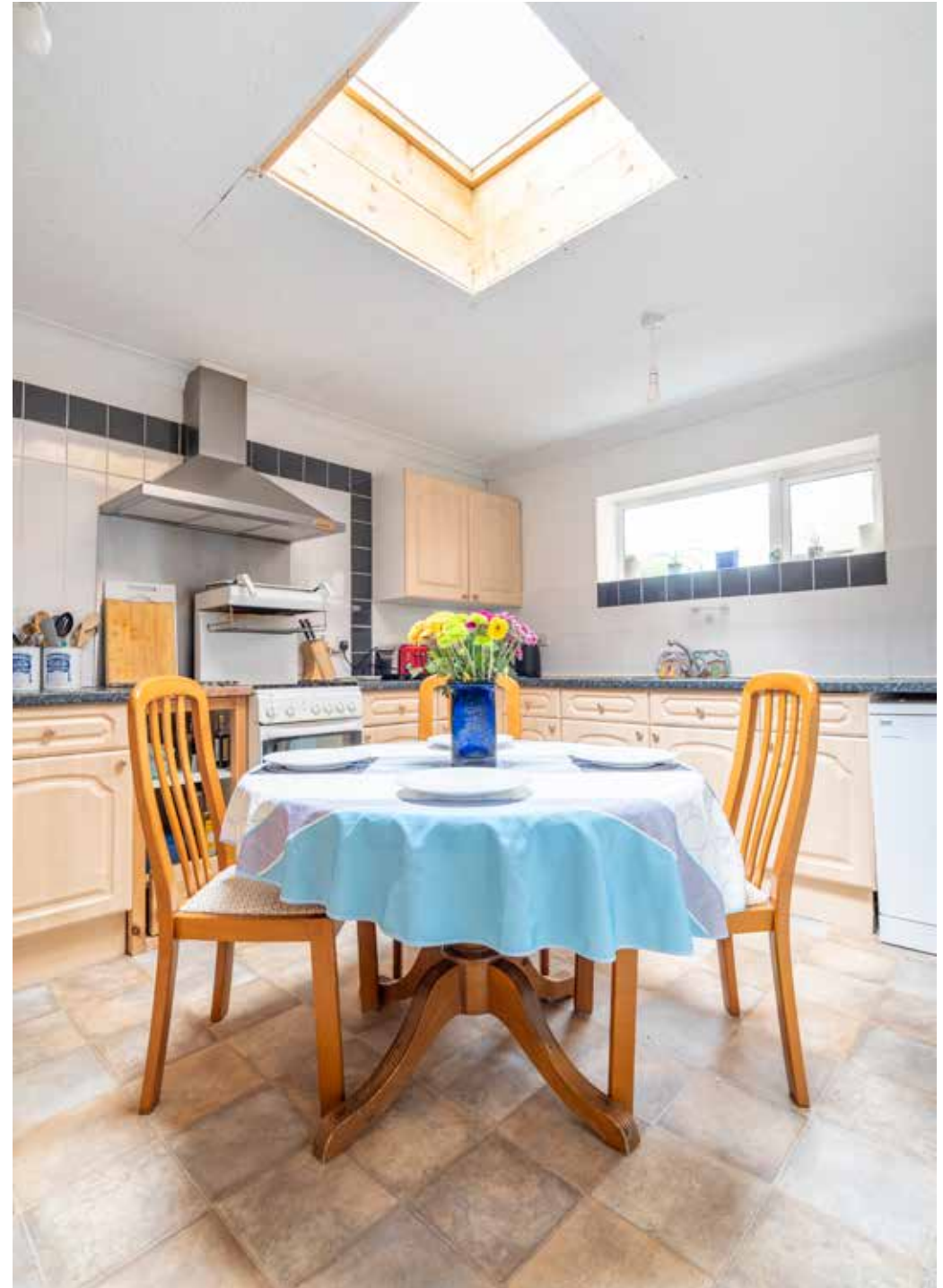
for every step...

ASKING PRICE £850,000

Six Double Bedrooms  
Four Reception Rooms  
Four En-Suite Shower Rooms  
Set Over Three Floors  
Corner Plot  
Off Road Parking For Several Vehicles  
Flexible Accomodation  
550 Metres To Southbourne Cliff Tops

EPC: E1 COUNCIL TAX: F | FREEHOLD |

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## Why Beech Avenue?

Beech Avenue is conveniently located just 100 metres to Southbourne's vibrant high street which has been rejuvenated over recent years to include a range of independent cafés, restaurants and convenience shops along with excellent transport links and Pokesdown train station for anyone needing to commute. The cliff tops are approximately 500 metres away where you can enjoy the panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. Enjoy one of the many water sports available by Boscombe Pier or simply sit in one of the beach side restaurants or bars, whatever you decide, there is something for everyone. This property is ideal for anyone looking to enjoy coastal living.

This impressive six bedroom, four reception room family home is set over three floors, offering flexible accommodation. The kitchen has a range of storage cupboards with space and plumbing for free-standing oven and white goods, worktops and flooring to complement. There are four receptions, providing ample space for a home office. The ground floor bathroom includes a corner bath with hand held shower attachment, wash hand basin and wc.

The first floor accommodation enjoys four bedrooms, all benefiting from en-suite shower rooms. The second floor has a further two bedrooms sharing a further shower room.

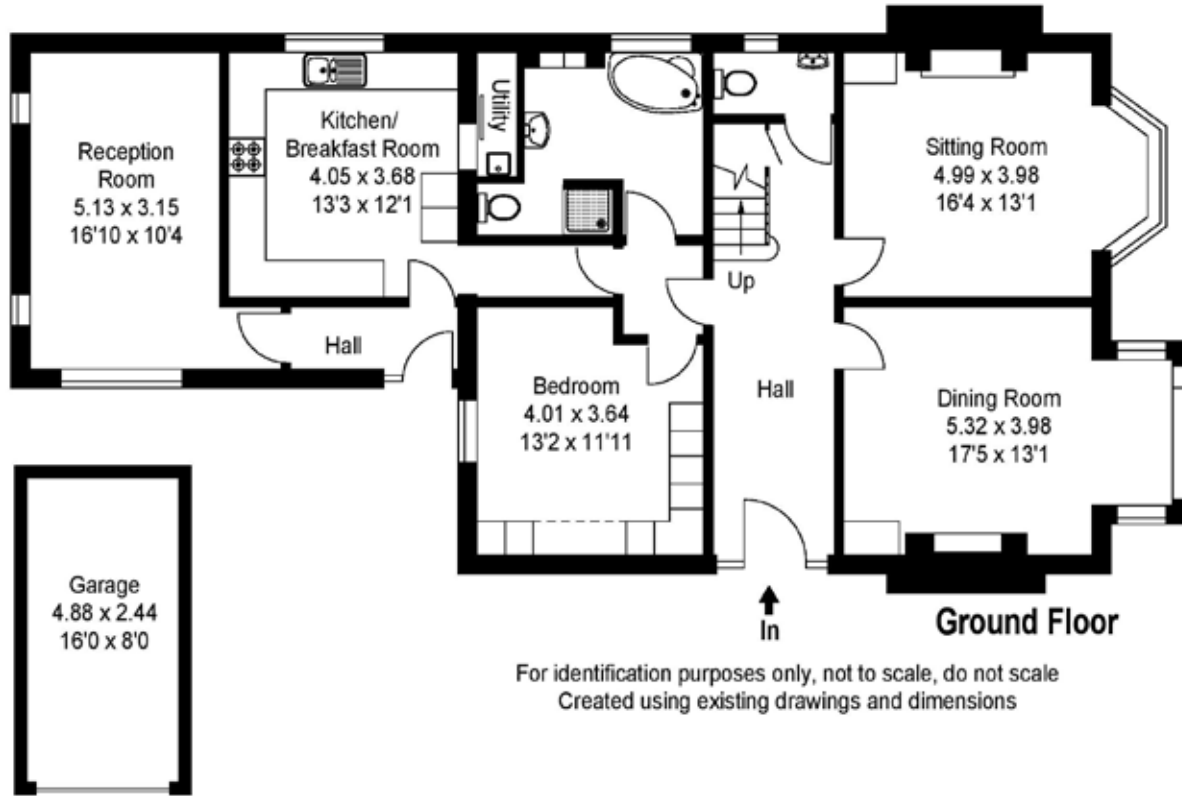
Outside, the garden has been laid with artificial grass for low maintenance, while the front of the property provides off road parking for several vehicles.



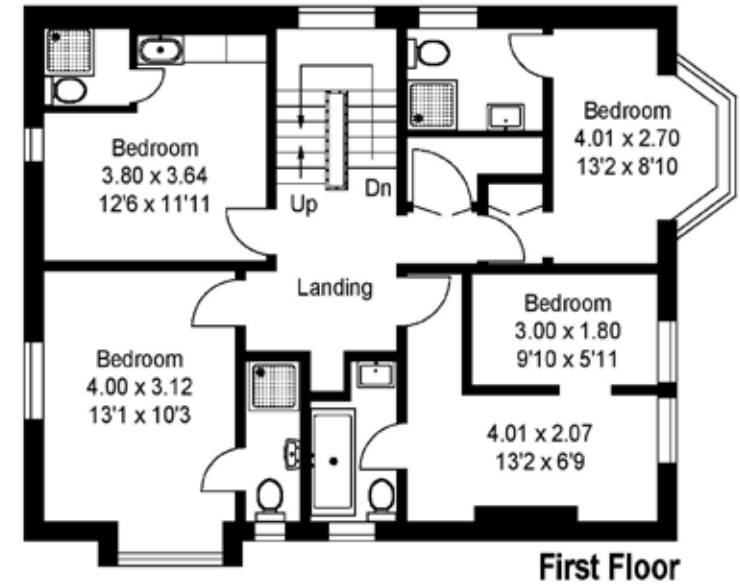
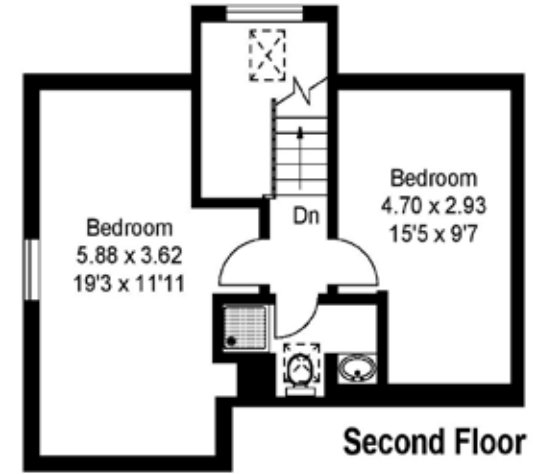


Approximate Gross Internal Area :- 251 sq m / 2705 sq ft

Garage Approximate Gross Internal Area :- 12 sq m / 128 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



**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.”

**Winkworth**

for every step...