



82A
CASTLEMAIN AVENUE
SOUTHBOURNE
BH6 5EW

OFFERS IN EXCESS OF
£550,000
FREEHOLD

“A well presented three
bedroom, two
reception detached
family house with
garage and off road
parking a short
distance to
Southbourne high
street”

Winkworth

for every step...

OFFERS IN EXCESS OF £550,000

Detached House
Three Bedrooms
Two Receptions
Garage
Off Road Parking
Less Than A Mile To Southbourne High Street
Excellent School Catchment

EPC: D | COUNCIL TAX: D | FREEHOLD

01202 434365
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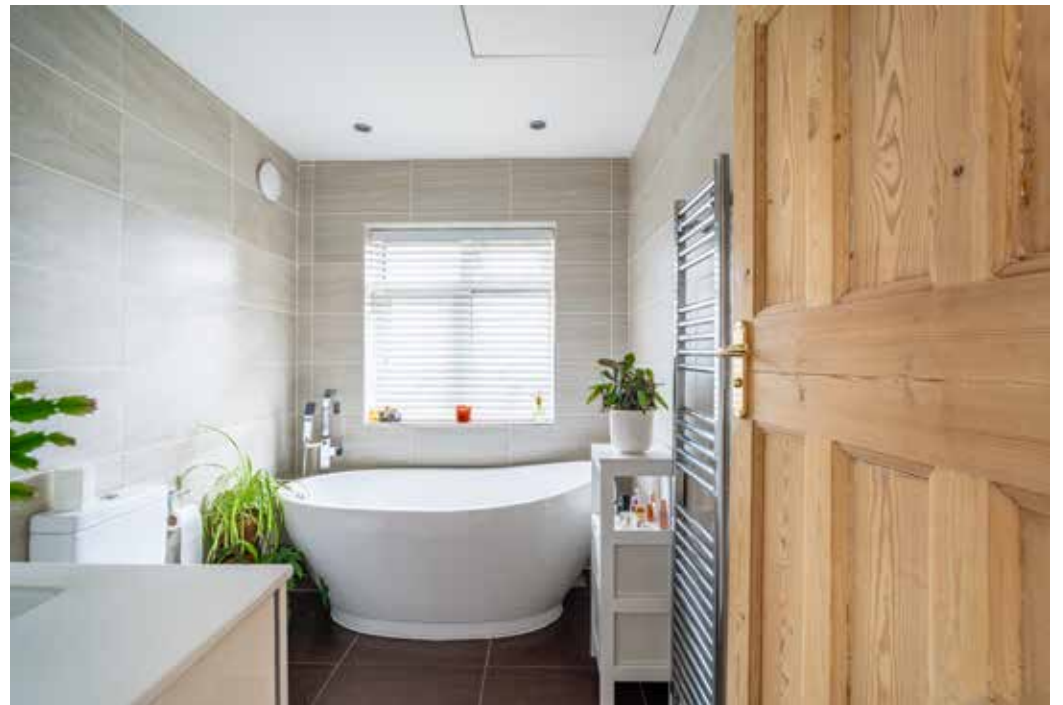
Why Castlemain Avenue?

Castlemain Avenue enjoys a convenient location less than a mile to Southbourne's bustling high street which has been rejuvenated over recent years to include a number of independent cafés, restaurants and convenience shops along with good transport links to Bournemouth and Christchurch and Pokesdown train station for anyone looking to commute. Southbourne cliff tops are just one mile away where you can admire the panoramic views from the Isle Of Wight to Old Harry Rock. Take a stroll down the zig zag to find miles of golden sandy beach, the promenade stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a variety of beach side bar's, restaurants and cafés to choose from along the way. Also located nearby are excellent primary, secondary and senior schools.

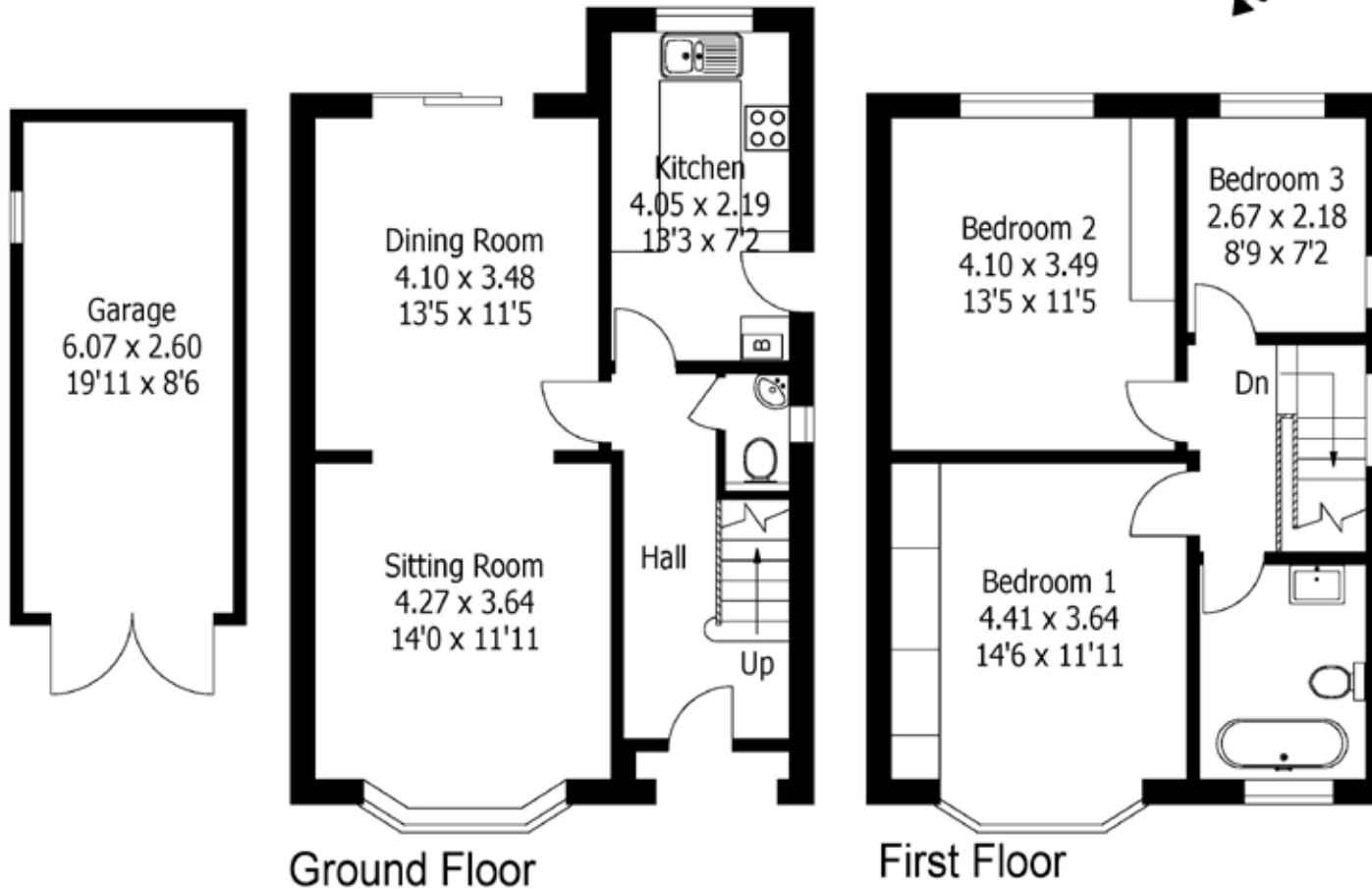
The property is well presented throughout. The kitchen has been fitted with a range of cupboards, integrated double oven with hob and overhead extractor, dishwasher with space and plumbing for washing machine. The spacious lounge enjoys a bay window to the front elevation with an arch opening through to the dining area with double doors providing direct access to the rear garden.

There are three bedrooms on the first floor, serviced by the family bathroom which has been luxuriously fitted with a free-standing bath, vanity unit with built in wash hand basin and wc with stylish floor and wall tiles.

Outside, there is a patio adjoining the rear of the property with the remainder laid to lawn. The front of the property has off road parking for two vehicles leading to a detached garage with power and light.



Approximate Gross Internal Area :- 98 sq m / 1060 sq ft
Garage Approximate Gross Internal Area :- 16 sq m / 170 sq ft



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.



Lori Leon

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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.”

Winkworth

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