



36 CHESEL AVENUE
BOURNEMOUTH
BH5 1LJ

OFFERS IN EXCESS OF
£550,000
FREEHOLD

“An extended three
bedroom ground floor
flat just 400 meters to
Southbourne cliff tops
with private rear
garden and off road
parking”

Winkworth

for every step...

OFFERS IN EXCESS OF - £550,000

Three Bedrooms
Open Plan Kitchen /Lounge / Dining Room
Separate Lounge
Two Bathrooms
Private Rear Garden
Off Road Parking
Approximately 400 Meters To Southbourne Cliff Top

EPC: D | COUNCIL TAX: C | FREEHOLD | SERVICE CHARGE
AS & WHEN | GROUND RENT PEPPERCORN | PETS ALLOWED
| HOLIDAY LETS ALLOWED
01202 434365
southbourne@winkworth.co.uk





Why Chessel Avenue?

Chessel Avenue is set within Boscombe Manor, Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features. The cliff tops are approximately 400 meters away with panoramic sea views from The Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a number of beach side restaurants, bars and café's to enjoy. Whatever you decide, Boscombe Manor is not to be missed!

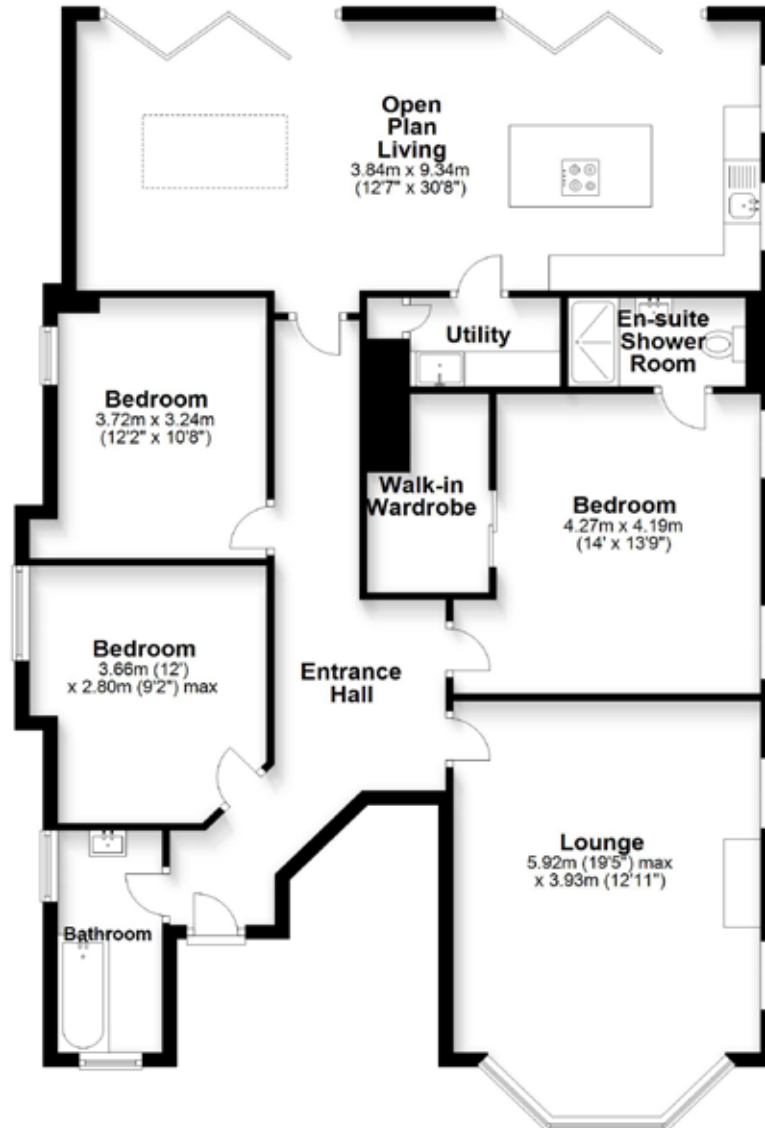
This ground floor flat has been modernised and extended to include an open plan kitchen / dining / day room with two sets of bi fold doors flooding the room with natural light. The kitchen area enjoys a range of modern cabinets with a central island housing the hob and overhead extractor. Integrated appliances include mid height oven, dishwasher and fridge / freezer with counter tops and wood effect herringbone flooring and bi fold doors giving direct access to the rear garden. There is a further separate reception room

There are three bedrooms with bedroom one benefiting from an en-suite shower room. The family bathroom includes a bath with overhead shower, wash hand basin and wc. Outside, the private rear garden is fully enclosed being mainly laid to lawn with a decking area providing the ideal space for outdoor dining



Ground Floor

Approx. 128.5 sq. metres (1383.3 sq. feet)



Total area: approx. 128.5 sq. metres (1383.3 sq. feet)

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.



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

Winkworth

for every step...