



23 CASTLEMAIN  
AVENUE  
SOUTHBOURNE  
BH6 5EJ

ASKING PRICE  
£250,000  
FREEHOLD

“A two double  
bedroom ground floor  
garden flat with private  
rear garden, close to  
Southbourne  
high street ”

**Winkworth**

for every step...



ASKING PRICE £250,000

Two Double Bedrooms  
Ground Floor Flat  
Private Rear Garden  
In Need Of Modernisation  
Convenient Location  
Private Entrance

EPC: TBC | COUNCIL TAX: TBC | FREEHOLD |  
MAINTENANCE AS AND WHEN | GROUND RENT N/A | PETS  
PERMITTED

01202 434365  
southbourne@winkworth.co.uk





## Why Castlemain Avenue?

Castlemain Avenue is conveniently located just 700 meters to Southbourne's vibrant and bustling high street with an array of independent restaurants, cafes, shops along with bus routes and Pokesdown train station. Southbourne clifftops are less than a mile away where you can admire the breathtaking panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to the golden sandy beach with a promenade from Hengistbury Head to Sandbanks taking in the many beachfront cafes and restaurants along the way.

This ground floor, two double bedroom flat would benefit from modernisation throughout,

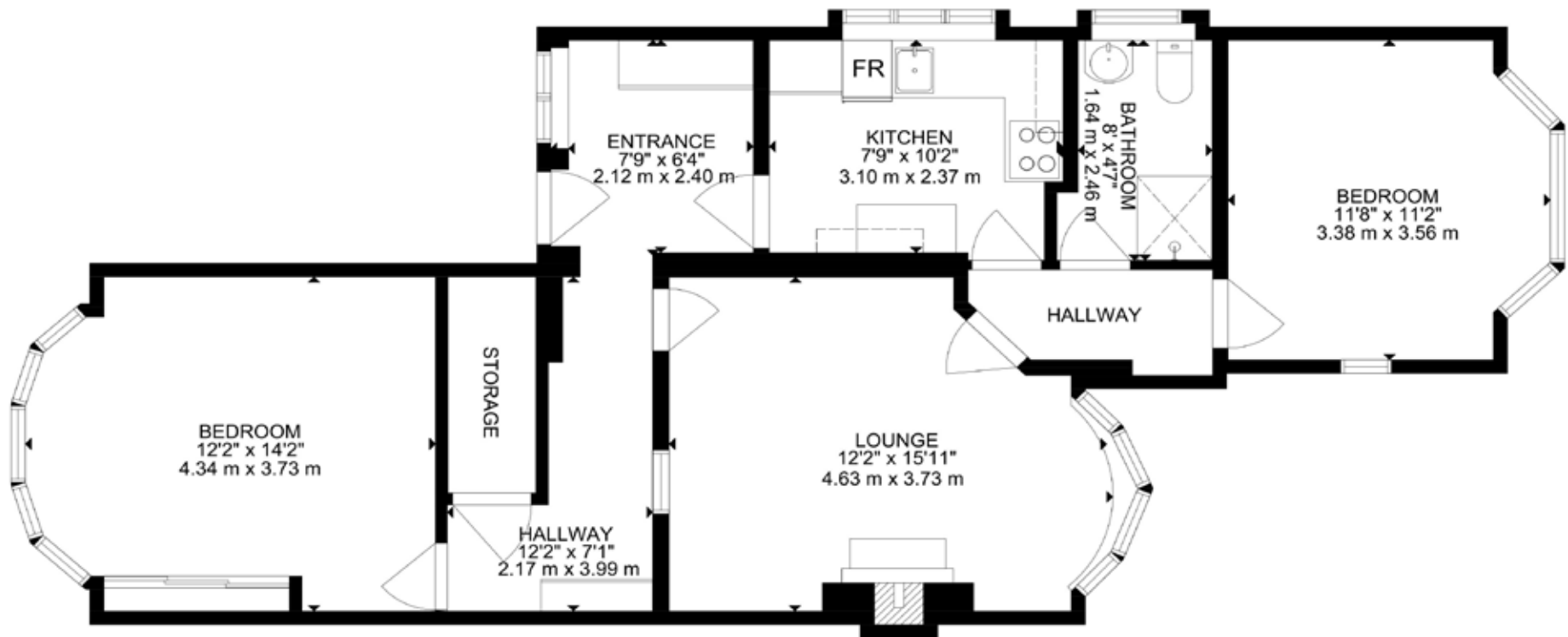
The entrance hall is spacious with a useful storage cupboard.

The lounge has a bay window to the rear elevation. The kitchen is a good size with large windows flooding the room with light.

Both bedrooms are generous doubles in size to front and rear elevation, serviced by the family bathroom.

The private rear garden is fully enclosed with a patio providing the ideal space for outdoor dining with trees and shrubs offering a good degree of seclusion.

This property provides the ideal opportunity for anyone looking to create their dream home.



GROSS INTERNAL AREA  
 TOTAL: 72 m<sup>2</sup>, 775 SQ FT  
 SIZE 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.









Ariana Woolrych

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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.”

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