



11 SEAWARD AVENUE  
SOUTHBOURNE  
BH6 3SJ

GUIDE PRICE  
£825,000-£850,000  
FREEHOLD

“A substantial four/  
five bedroom detached  
family home in an  
enviable location just  
300 meters to  
Southbourn highstreet  
and clifftops ”

**Winkworth**

for every step...

GUIDE PRICE £825,000-£850,000

4/5 Bedrooms  
Modern Bathroom  
Spacious Lounge  
Open Plan Kitchen / Lounge / Diner 2/3  
Reception Rooms  
Downstairs WC  
En-suite Shower Room  
Large Rear Garden  
Off Road Parking

EPC: C | COUNCIL TAX: E | FREEHOLD |  
01202 434365  
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## Why Seaward Avenue?

Seaward Avenue enjoys an enviable location just 300 meters to Southbourne high street with its array of independent cafes, restaurants and convenience shops. The cliff tops are also just 300 meters away where you can admire the breathtaking views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach and the promenade from Hengistbury Head to Sandbanks.

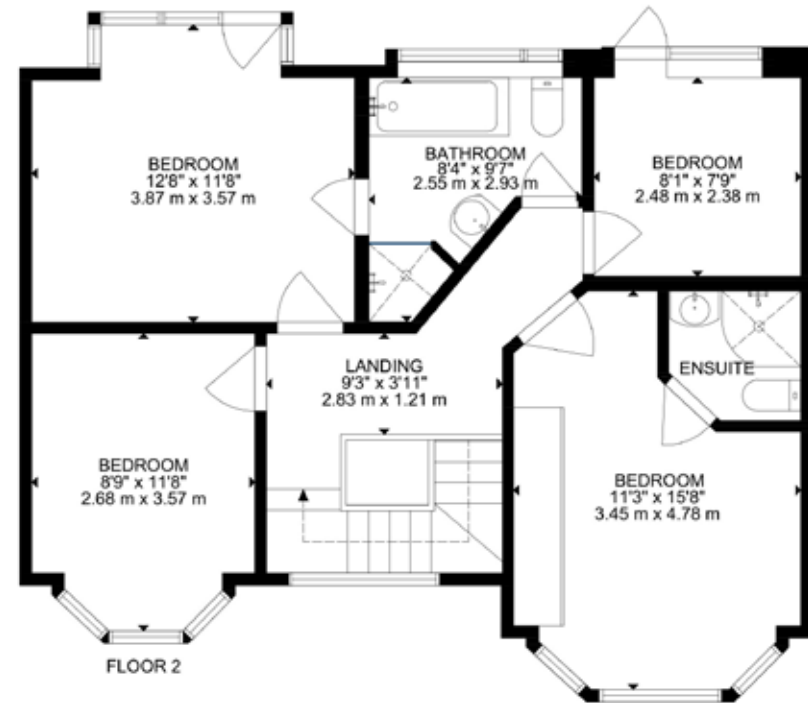
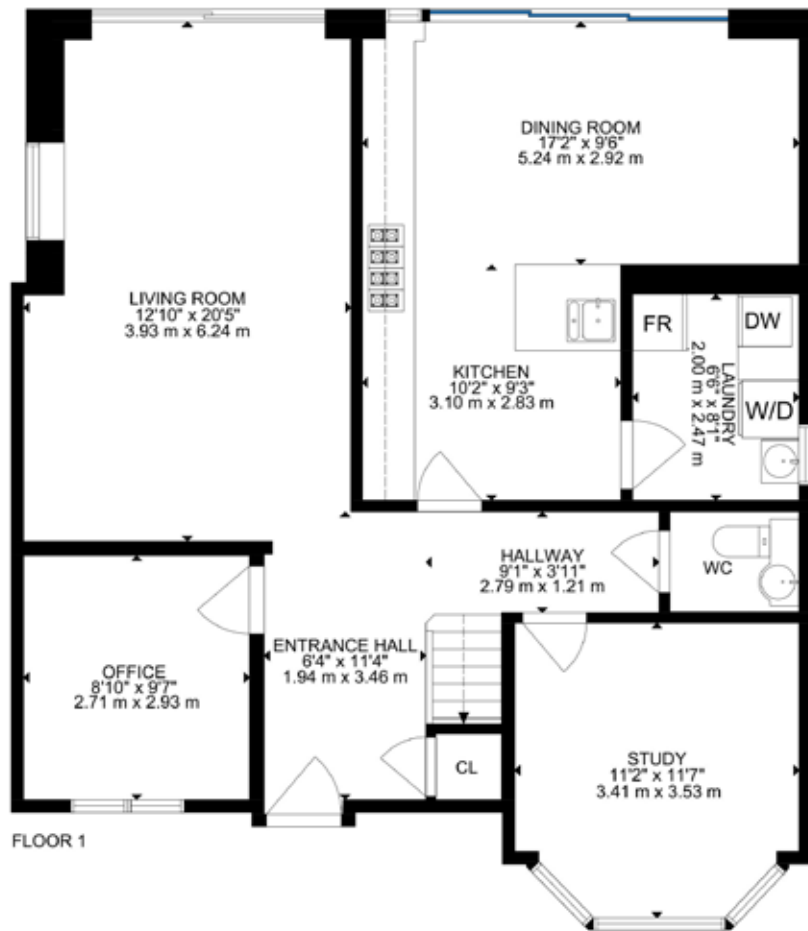
This substantial detached family home enjoys an open plan kitchen / dining room with modern handleless cabinets with space for a range master styler cooker, complemented with solid wood worktops and tiled wood effect flooring with underfloor heating. The dining area provides ample space for furniture with doors giving direct access to the rear garden. A door leads through to a utility room with space and plumbing

for washing machine and tumble dryer. There are a further three reception rooms and a ground floor wc.

The first floor boasts three double and one single bedrooms. Bedroom one enjoys an en-suite shower room which includes a shower, wash hand basin and wc. The remaining bedrooms are serviced by the family bathroom with a standalone bath, and separate shower cubicle, The two bedrooms to the rear of the property benefit from access to a balcony with views of Fisherman's Walk.

Outside, the garden is adorned with mature trees and shrubs giving a good degree of seclusion with the remainder laid to lawn.

The front of the property has a shingle driveway providing off road parking with space to create additional parking if required.



GROSS INTERNAL AREA  
 FLOOR 1: 1022 SQ FT, 95 m<sup>2</sup>, FLOOR 2: 721 SQ FT, 67 m<sup>2</sup>  
 TOTAL: 1743 SQ FT, 162 m<sup>2</sup>  
 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 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.”



for every step...