



Estate Agents



Auctioneers

Castlemain Avenue, Southbourne, Bournemouth, Dorset, BH6 5ER

Guide Price £425,000 – Freehold

**Three Bedroom Semi-Detached | Character Property | Modern Kitchen & Bathroom Suites | Well Presented Throughout
Driveway Parking | Private Rear Garden | Garden Room | Ideal Family Home | Close To Local Shops & Amenities
Easy Access To Award Winning Beaches | Good Local Schools Nearby**

This charming three-bedroom semi-detached property is located in the heart of Southbourne, providing easy access to the popular Southbourne Grove. Here, you'll find a variety of local cafes, bars, shops, restaurants, and other amenities. It's also within walking distance of award-winning blue flag sandy beaches and numerous excellent local schools, making it an ideal family home that you won't want to miss! As you enter the property, you are welcomed into an entrance hall that leads to an impressive living/dining room, which is perfect for entertaining. This spacious area features a bay window and beautiful hardwood flooring throughout. Beyond this is the modern, fully fitted kitchen, offering plenty of worktop and cupboard space for storage. It includes a built-in ceramic hob and oven with an overhead extractor fan, as well as space under the countertop for a washing machine, tumble dryer, and dishwasher. There is also room for a freestanding tall fridge freezer.

Upstairs, you will find two generously sized double bedrooms, with the master bedroom featuring built-in wardrobes and a bay window. Additionally, there is a single bedroom, which is ideal for use as a nursery or an office. The recently fitted three-piece bathroom suite is fully tiled and includes a bathtub with a mixer tap, a glass shower screen with an overhead shower attachment, a W.C., a basin, a heated towel rail, and the added benefits of an extractor fan and a window for ventilation.

The private rear garden features a combination of patio and lawn areas, enclosed by wooden panel fencing. Additionally, there is a cabin that can serve as an excellent storage solution or an extra outdoor room. This garden room measures approximately 5m x 3m and is equipped with electricity, water, and drainage. Access to the front of the property is available via a side gate, which leads to a paved driveway suitable for parking. Viewing is highly recommended.

Tenure: Freehold

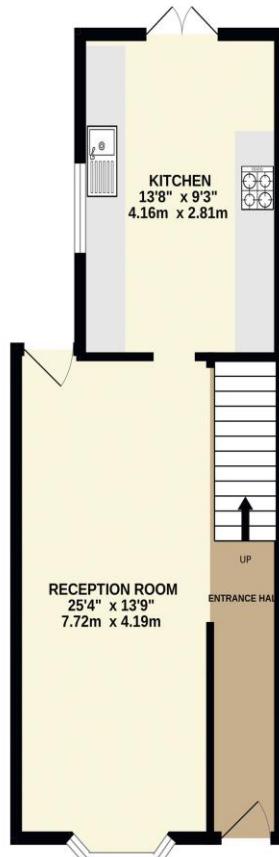
EPC Rating: 72 | C

Council Tax Banding: C

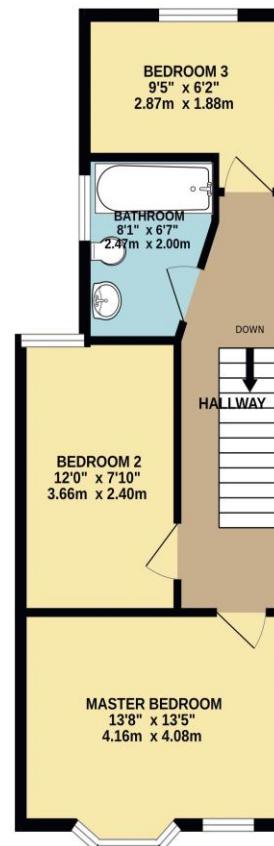




GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

