



STRATTON OAK ESTATES

1 Chestnut Avenue, Bournemouth, BH6 3SP
Guide Price £795,000

This EXTENSIVE CHARACTER filled property offers over 2,200 sq ft of internal living space situated NEXT TO Southbourne HIGH STREET, and a STONE'S THROW away FROM the award winning BEACH. This property comes with a REMARKABLE KITCHEN/DINER, two receptions rooms, three bathrooms as well as an option for a self contained annex. A Stunning property that needs to be seen!

- Extensive character filled property spanning over 2,200 sq ft of internal space
- Situated on the doorstep of Southbourne High Street with its vast selection of shops, bistros and bars.
- 5 double bedrooms, 3 bathrooms with options for a further bedroom and loft room as required
- Stunning kitchen/diner with utility area and access to the westerly garden
- A short stroll to the award winning Southbourne beach
- Ample off road parking with a detached garage opening onto Broom Lane
- Option to create a self contained annex with private side gate access
- 2 reception rooms and an entrance hall with the original character, high ceilings, stained glass windows and ornate cornicing
- West facing low maintenance garden with access out to the side and front of the property
- Can be offered with NO FORWARD CHAIN!

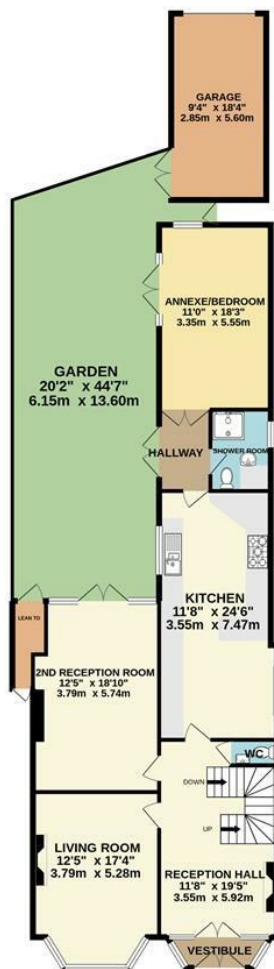


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GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 2293 sq.ft. (213.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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