



£700,000 Guide Price

Wentworth Avenue, Bournemouth

House | 4 Bedrooms | 3 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- Probate Sale
- Spanning 2,777 sq ft
- Refurbishment Opportunity
- 4 Bedrooms
- 4 Reception Rooms
- Many Original Features
- Double Garage
- Off Road Parking
- Just Over 500 Yards To Blue Flag beaches
- Council Tax Band: F - EPC: G



## Property Description

Probate Sale with Tremendous Potential - Guide Price £700,000 - £750,000

Spanning 2,777 sq ft, this substantial 4-bedroom detached home is located just over 500 yards from Southbourne's Blue Flag beaches and close to the vibrant high street with its array of bars, restaurants, and coffee shops. Offering an exceptional refurbishment opportunity in a highly sought-after area, this property requires complete modernisation and is ideal for those looking to undertake a project to realise its full potential.

The home retains many original features, including stained glass windows and an impressive staircase leading to the first floor. The ground floor provides versatile living space with four reception rooms and a large kitchen family room, complemented by a utility area and cloakroom. Upstairs, there are four double bedrooms, a family bathroom, and a separate WC.

Externally, the property is set back from the road, bordered by a low brick wall with a driveway providing ample off-road parking, leading to a detached double garage. The rear garden is a good size and is ready for landscaping, offering a blank canvas to create an outdoor area that complements this impressive property.

This property is a blank canvas with endless possibilities to create a dream home in a prime location.

## Main Particulars

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Council Tax Band: F

Tenure: Freehold

The location is renowned for its beautiful golden sandy beaches that stretch for miles, perfect for sun-seekers, water sports enthusiasts, and nature lovers. A leisurely stroll along the beachfront leads to the famous Hengistbury Head, a nature reserve that offers breathtaking views of the coastline and the surrounding countryside. The property is also conveniently located near top-rated schools, making it an ideal location for families.

Excellent transport links are available in the area, with easy access to major road networks, train stations, and airports, ensuring that you are well-connected to the rest of the UK and beyond. For those who enjoy the great outdoors, the New Forest National Park is just a short drive away, offering an abundance of wildlife, picturesque walking and cycling trails, and traditional country pubs.

Wentworth  
lounge.jpg



wentworth  
stairs.jpg



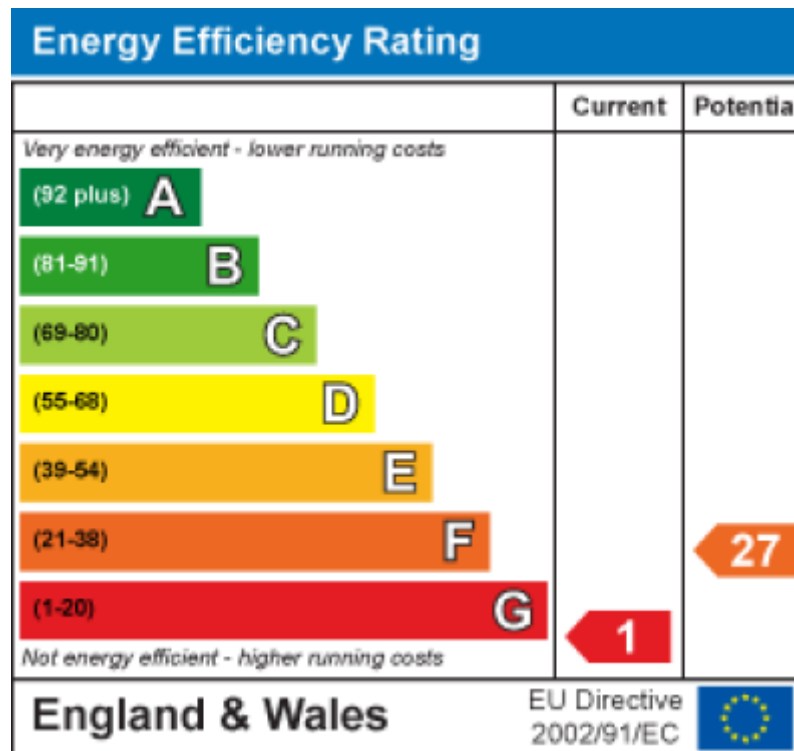
Room.jpg



Room2.jpg







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