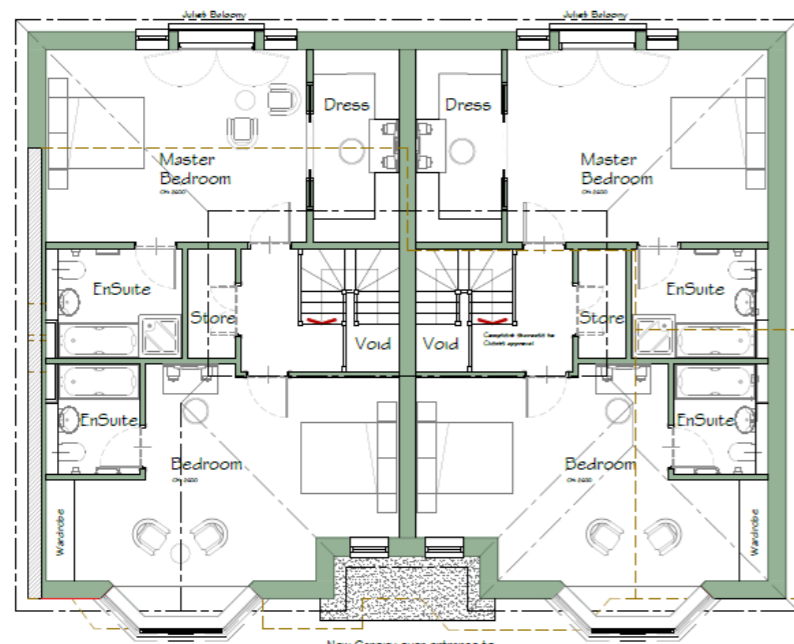


Key:

- Existing Wall:
Existing internal and external walls, where works often show to make good where required.
- Proposed External Wall:
Render / brick to clients approval, insulated cavity and cavity extended to external internally. U-value = 0.10.
- Proposed Stud Internal Wall:
Timber stud wall. Stud section technique using 12.5mm wallboard with steel post.
- Extent of external wall to be demolished:



- Insulated cavity wall to achieve a minimum u-value of 0.10 W/(m²K)
- Provide En-Suite Bedrooms & Dressing area to Master bedroom. Layout to specialist design to Clients approval. All new drainage to flow into existing runs
- Dashed brown line denotes structure to be removed, allow to make good where required and all structural support to engineers design

First Floor Plan



18 Seaward Avenue, Bournemouth, Dorset BH6 3SH

£975,000

Points of Interest

- Planning Approval For Two Semi-Detached Houses
- Currently Arranged As A Six Bedroom Detached House
- Moments From Southbourne Grove
- Moments From The Cliff Top & Fishermans Walk
- Offered With No Forward Chain
- Planning Application Number P/25/00836/FUL
- Fantastic Opportunity
- Can We Purchased As A Stand Alone Property To Refurbish
- Offers Considered

The Property

Offering an exceptional and rare opportunity, this substantial six-bedroom detached house benefits from planning permission for two semi-detached homes with gardens and parking, under application number P/25/00836/FUL. Currently arranged as a spacious family residence, this prime property is being sold with no forward chain, allowing buyers to swiftly take advantage of the fantastic potential it presents.

The property is perfectly positioned just moments from the breathtaking cliff top, Fishermans Walk, and the vibrant Southbourne Grove, making it an ideal investment or family home in a highly sought after location.

Set within the heart of Southbourne, this property benefits from close proximity to a plethora of local amenities, including shops, cafes, and restaurants along Southbourne Grove. For those who appreciate outdoor living, the renowned cliff top and Fishermans Walk offer picturesque sea views and peaceful coastal walks. Excellent transport links provide easy access to Bournemouth town centre, Poole, and beyond, making this location highly desirable for commuting families and professionals alike.

In summary, this six-bedroom detached house presents an exciting chance to either move into a spacious family home or to capitalise on the granted planning permission to develop two new semi-detached residences. Offered with no forward chain and superbly located near the cliff top, Fishermans Walk, and Southbourne Grove, it is an investment not to be missed. Viewing is highly recommended to fully appreciate the potential and benefits this prime property has to offer.

Location

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.