

20 Castlemain Avenue

Southbourne, Bournemouth, BH6 5EH

SPENCERS



20 CASTLEMAIN AVENUE

SOUTHBOURNE

Set on a leafy residential road in a particularly convenient Southbourne location, this substantial six-bedroom detached home offers approximately 2,283 sq ft of accommodation arranged over three floors, with three reception rooms, a large kitchen/dining room, two bathrooms, generous parking and a sizeable rear garden. Southbourne Grove is within easy reach, while the beach can be reached on foot via Fisherman's Walk, giving the property a strong balance of space, practicality and access to the coast.

Ground Floor

Entrance Hall • Sitting Room • Kitchen/Dining Room • Reception Room

• Family Room • W/C

First Floor

Four Bedrooms • Family Shower Room • Utility Room

Second Floor

Two Bedrooms • Bathroom

Guide Price £725,000 - £750,000

6 3 2



The Property

A notably spacious entrance hall sets the tone for the house, with high ceilings, a broad staircase and enough room to comfortably accommodate furniture without compromising circulation. To the front is a generous reception room with a bay window and feature fireplace, currently arranged as a flexible office/exercise space but easily suited as a formal sitting room.

Towards the rear, the kitchen/dining room provides a large and sociable everyday living space, with plenty of room for a substantial dining table and generous runs of work surface. From here there is access to the utility/WC area, the side lean-to and the extended rear section of the house.

The rear extension creates a further reception space with patio doors opening directly onto the garden, while an additional lounge sits between this room and the hall. This room has a wood-burning stove and can be closed off from the rest of the ground floor, making it particularly well suited as a snug or more intimate sitting room.





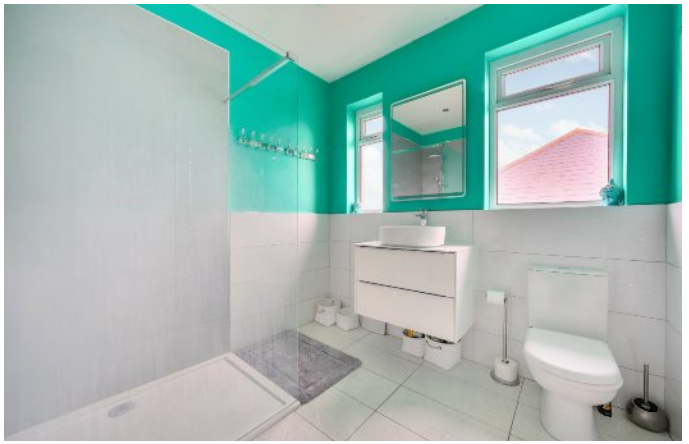












FLOOR PLAN

Approximate Area = 2239 sq ft / 208 sq m (excludes boiler store)
Limited Use Area(s) = 44 sq ft / 4 sq m
Total = 2283 sq ft / 212 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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The Property Continued…

The first floor continues the sense of scale, with four bedrooms in total. Two are especially generous doubles, both benefiting from high ceilings and bay windows, with one looking to the front and the other across the rear garden. A further bedroom sits to the front, while another rear bedroom incorporates a small kitchenette area leading into adjoining roof space. A family shower room serves this floor.

On the second floor are two further large bedrooms together with a bathroom. The rear bedroom enjoys attractive views over the garden, while the front bedroom has elevated views across the surrounding area with a glimpse towards the sea.







Grounds & Gardens

Outside, the front provides good off-road parking, while garage doors open through to a substantial covered lean-to area running alongside the house, offering useful space for storage.

The rear garden is arranged in two distinct sections. Immediately adjoining the house is a level entertaining area with patio, shed and artificial lawn, well placed for outdoor dining and barbecues. A pathway then leads to a raised section towards the rear, which enjoys wider views across the surrounding area and offers excellent flexibility as additional garden, play space or a more informal area.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 67 Potential: 79

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low

Broadband: Cable broadband
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







The Situation

Located on the seafront between Christchurch and Bournemouth, Southbourne has a relaxed, family-friendly ambience, a strong sense of community and a lifestyle that combines a lively beach and café culture.

The vibrant food scene certainly adds to this residential area's character with an assortment of independents including bars, brasseries, brewpubs, eclectic cafes, delis and acclaimed destination restaurants. The latest addition is SoBo Beach on Southbourne Parade.

Fisherman's Walk provides a delightful woodland stroll connecting the principal shopping area on Southbourne Grove to the seafront with its beach promenade for walking and cycling to Sandbanks 9 miles and superb sea views. Otherwise green spaces and leisure facilities include Seafield Gardens with playground, fairy garden, bowling green and tennis courts, and Southbourne Tennis Club.

Southbourne attracts a mix of families, young professionals and early retirees. It developed as a resort in the 19th century, therefore property choice includes tree-lined roads of Edwardian and Victorian family houses as well as seafront apartments. Schools are good, and so are communications. Mainline stations at Pokesdown and Christchurch run services to London Waterloo in about two hours; access to the road network is via the A35; and Bournemouth Airport is within easy reach.

Points of Interest

Southbourne	1.3 miles
Tuckton Gardens	1.7 miles
Christchurch Train Station	2.2 miles
Southbourne Beach	2.2 miles
Solent Meads Golf Centre	2.3 miles
Christchurch High Street & Priory	2.4 miles
Hengistbury Head Nature Reserve	2.7 miles
Bournemouth Airport	4.4 miles
Bournemouth	4.5 miles
Mudeford Quay	4.9 miles
New Forest National Park	7.3 miles
London (2 hours by train)	106 miles



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