



Estate Agents



Auctioneers



**Stourwood Avenue, Southbourne, Bournemouth, BH6 3PW**  
**£335,000 – Share of Freehold**

**Two Bedroom, Two Bathroom First Floor Apartment | Communal Entrance with Secure Entryphone | Stairs & Lift to all Floors  
Hallway with Storage | Reception Room with Juliet Balcony | Modern Kitchen | Master Bedroom with Dressing Area & En-suite  
Second Double Bedroom | Bathroom | Garage in Block | Share of Freehold | No Chain**

A beautifully presented two bedroom, two bathroom first floor apartment situated in a modern block - ideally situated just 200 yards from the stunning clifftop and sandy beaches at Southbourne and within half a mile of the popular shopping parade at Southbourne Grove with its cosmopolitan array of independent shops, bars and restaurants. The property features UPVC double glazing, gas central heating with newly installed boiler, 16' reception room with Juliet style balcony, modern kitchen with built-in oven and hob, master bedroom with dressing area and en-suite shower room, second double bedroom with fitted wardrobes, modern bathroom, garage and no chain. Viewing recommended.

Enter into the hallway; there is a large double storage cupboard plus airing cupboard and doors to all the rooms. To the rear aspect is the impressive 16' reception room with double French doors opening to the Juliet style balcony. The modern kitchen is fitted with a good range of wall and base units with contrasting worksurfaces, built-in oven, hob, dishwasher and fridge/freezer; there is room for a table & chairs and a feature window to the side aspect. The spacious master bedroom has fitted wardrobes in the dressing area plus its own en-suite shower room which has a double shower, w/c and basin with stylish tiling. The second bedroom also has fitted sliding-door wardrobes and a window to the side. The main bathroom comprises a modern re-fitted suite of bath, w/c and basin, with stylish tiling.

Externally the apartments are surrounded by well manicured communal grounds. There is a single garage and visitors parking to the rear.

Tenure: Share of Freehold  
Council Tax Band: D

Service Charge: Approx. £1,750 per annum (tbc)  
EPC Rating: to be confirmed



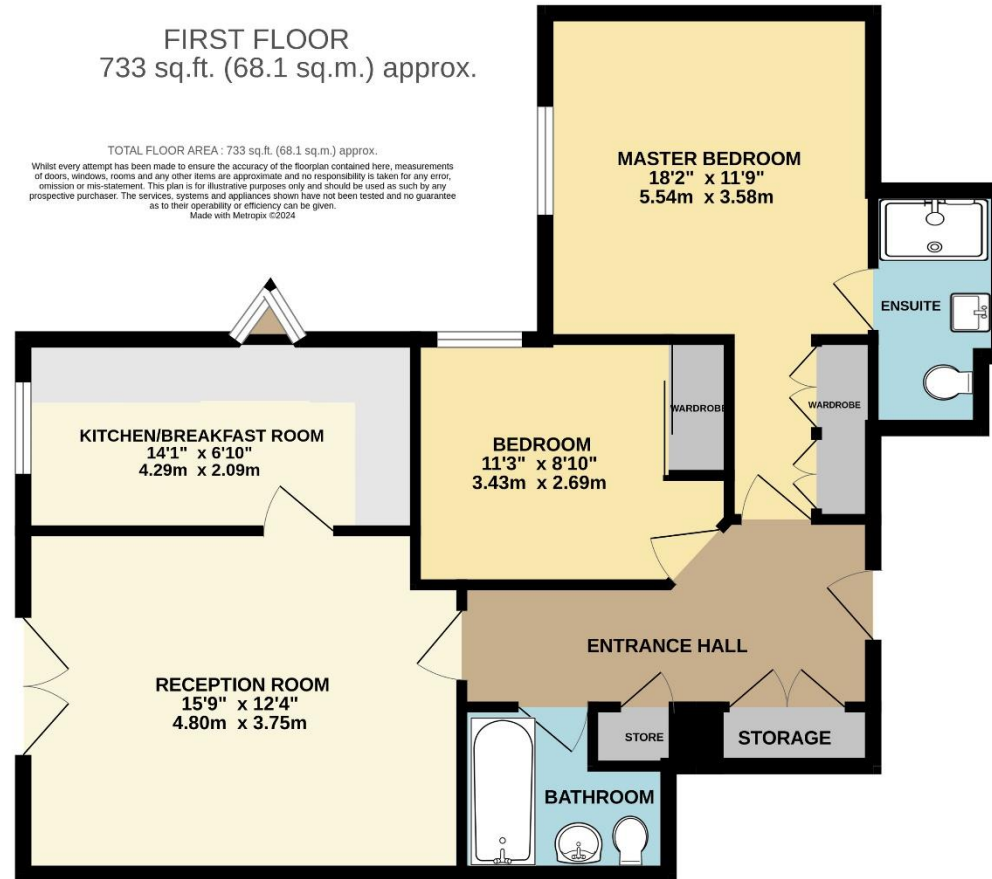






FIRST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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