



Estate Agents



Auctioneers

Southbourne Sands, 22 Stourwood Avenue, Southbourne, Bournemouth, BH6 3PW

£425,000 – Leasehold

**Two Bedroom Second Floor Flat with Sea View | Communal Entrance and Stairs lead to Second Floor
Private Entrance Hall | Lounge/Diner | 19' Enclosed Balcony with Sea Views | Kitchen | Two Bedrooms
Shower Room | Separate W/C | Garage | Further Allocated off Road Parking Space**

A very well presented two bedroom second floor flat with Sea Views! The flat is located within a stone's throw of the clifftop with the award winning sandy beaches below, and within half a mile of Southbourne Grove with its array of coffee shops, restaurants and independent shops. The flat benefits from UPVC double glazing and gas central heating – viewing highly recommended!

Communal entrance with secure entry system and stairs lead to the first floor. There is a bright and airy entrance hall with two useful built-in storage cupboards, leading to an impressive 18' living room which has sliding doors to the west-facing enclosed balcony, enjoying stunning sea views. The kitchen has a range of units with worktops over, built-in gas hob and electric oven and there is a window overlooking the enclosed balcony, thus giving the room lots of natural light.

There are two double bedrooms which both face the rear of the property and both have built-in wardrobes, a modern fitted shower room, comprising of a walk in shower and a basin, and a separate WC which also houses the boiler cupboard.

Outside, the flat benefits from a spacious INTEGRAL GARAGE with an additional private storage room, and a further allocated parking space in front of the garage. Well tended communal grounds.

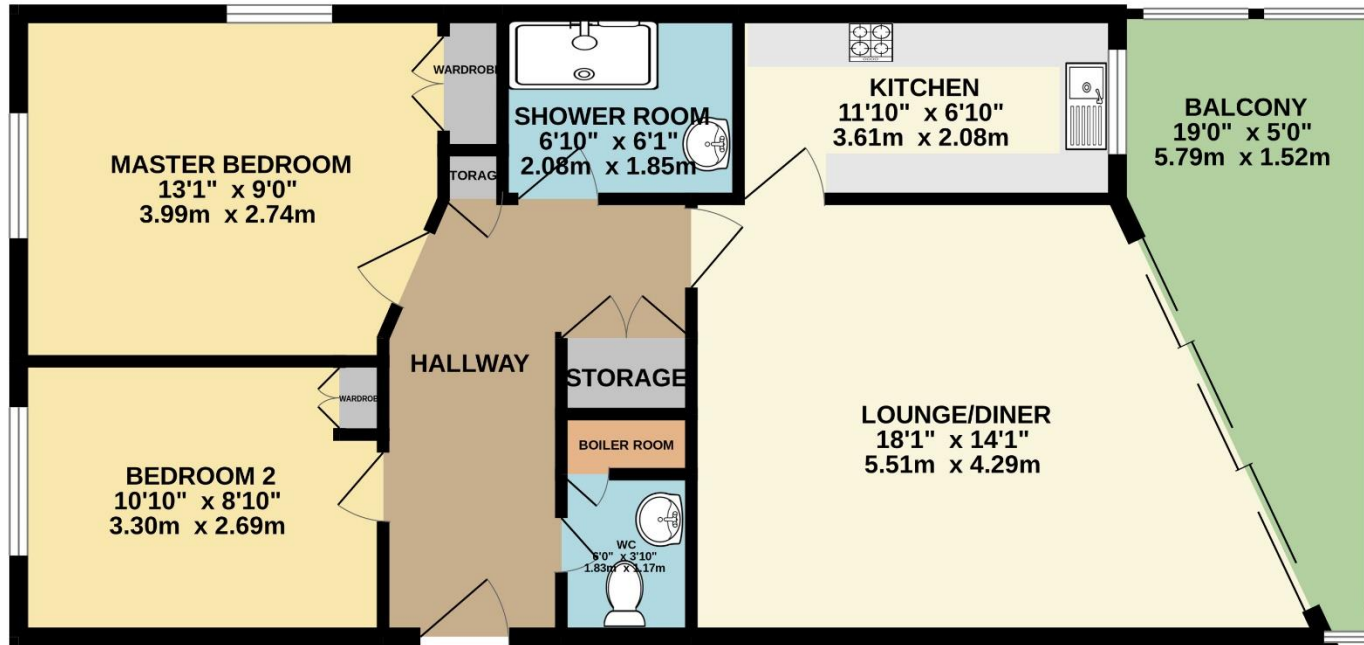
Lease: 999 Years from September 1977
Council Tax Band: D
EPC Rating: 73 | C

Service Charge: £2,314 per annum
Ground Rent: £45 per annum





SECOND FLOOR FLAT
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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