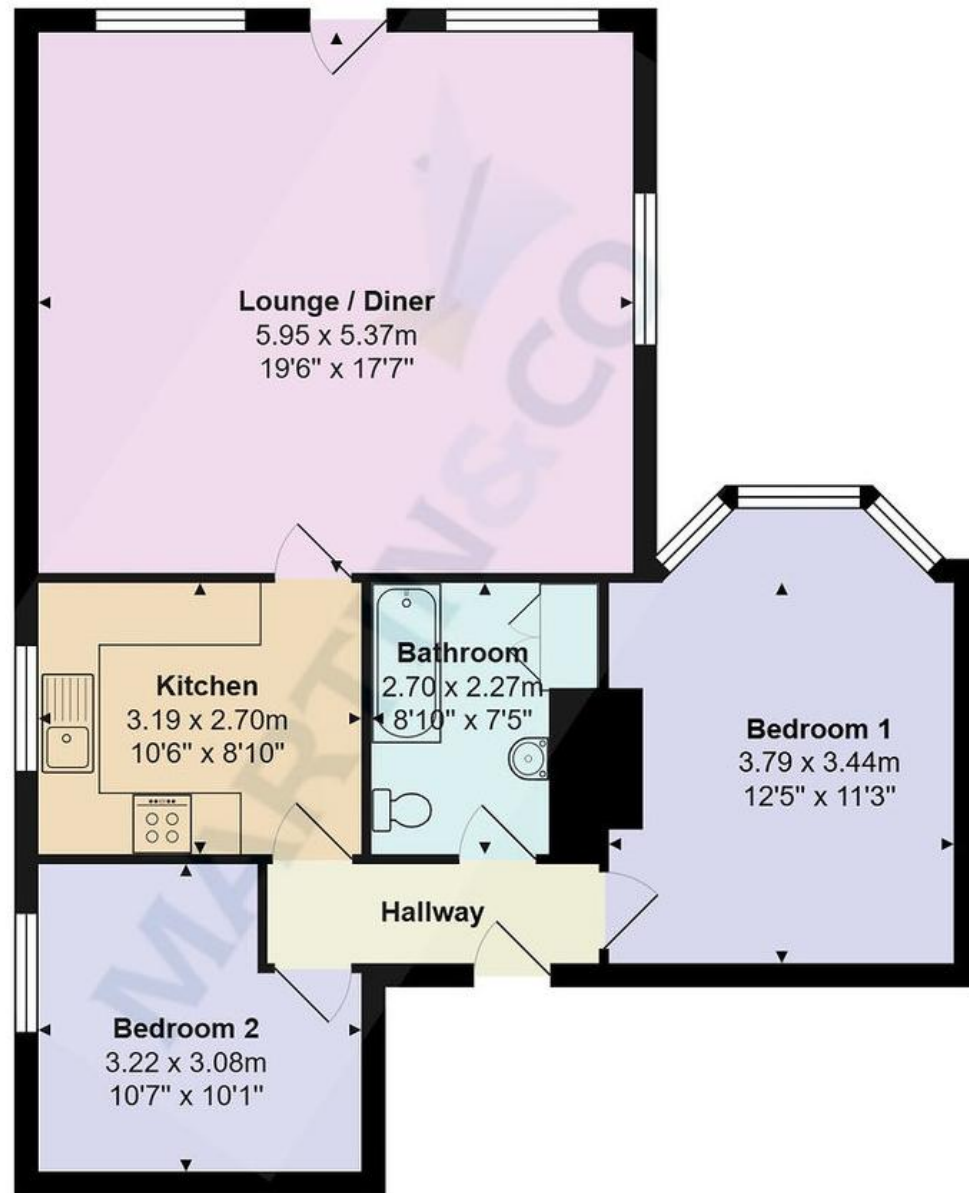


## Property Location Southbourne



Total Area: 74.3 m<sup>2</sup> ... 800 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Stourcliffe Avenue, Southbourne

Asking Price Of £365,000

**Martin & Co Bournemouth**

• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>

**MARTIN&CO**

**MARTIN&CO**



Share of Freehold

Private Rear Garden

Allocated Parking

Family Bathroom

Two Double Bedrooms

Summer House & Pergola

Spacious Accommodation

Summer House with Log Burner

Separate Kitchen

Sought After Location

Close To Sandy Beaches

Electric Car Charger Point



## Why you'll like it

Situated in the highly sought-after coastal suburb of Southbourne, within close proximity to the 5-star award-winning sandy beaches, this superb two double bedroom ground floor flat offers spacious and well-presented accommodation, ideal for first-time buyers, downsizers, investors or those seeking a coastal lifestyle. The property also benefits from convenient access to local amenities, transport links and the vibrant Southbourne high street with its popular independent shops, cafés and restaurants.

### Internal Accommodation

The property is accessed via a welcoming entrance hallway which provides access to all principal rooms and enhances the practical layout of the home. To the rear of the property is a bright and spacious lounge/diner, measuring approximately 19'6" x 17'7", providing an excellent main living and entertaining space with a modern fitted gas fire. The room enjoys plenty of natural light and offers direct access to the garden, creating a seamless indoor-outdoor connection, ideal for relaxing or hosting guests.

The kitchen is positioned off the hallway and is fitted with a range of wall and base units with work surfaces over, offering ample storage and preparation space. There is provision for freestanding appliances, making the kitchen both functional and adaptable.

The property boasts two generous double bedrooms, both offering comfortable and versatile accommodation and suitable for a variety of uses including guest space or a home office if required.

The family bathroom is conveniently located and comprises a bath with shower over, wash hand basin and WC, finished in a practical and neutral style.

### External Features

Externally, the property benefits from a beautifully landscaped rear garden which is fully enclosed, offering a high level of privacy and not being overlooked. The garden has been thoughtfully designed with patio and seating areas, making it ideal for alfresco dining and outdoor relaxation. There is a summer house with log burner and power.

A particular feature of the garden is the fantastic outbuilding, providing excellent additional space which could be utilised as a home office, summer house or storage facility, offering flexible use to suit modern lifestyles.

### Location

Southbourne is widely regarded as one of the area's most desirable coastal locations, known for its strong community feel, excellent local amenities and easy access to the award-winning sandy beaches and scenic clifftop walks. There are also excellent transport links to Bournemouth, Christchurch and surrounding areas.

This attractive ground floor apartment presents a fantastic opportunity to acquire a spacious and conveniently located home just moments from the coast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

61 D 75 C

