



Estate Agents



Auctioneers

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

**Asking price £395,000 – Leasehold**

**Two Bedroom Second Floor Flat with SEA VIEW | Communal Entrance and Stairs leading 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**

This beautifully presented two-bedroom flat is located on the second floor and offers stunning sea views! Situated just a stone's throw from the clifftop and within half a mile of Southbourne Grove, you'll find a delightful array of coffee shops, restaurants, and independent stores. The flat features UPVC double glazing and gas central heating, making it a must-see!

Entering through a secure communal entrance, stairs lead to the first floor. Inside, you'll find a bright and airy entrance hall, complete with two useful built-in storage cupboards. The impressive 18-foot living room boasts sliding doors that open to a west-facing enclosed balcony, perfect for enjoying breathtaking sea views. The kitchen includes a variety of units with worktops, a built-in gas hob, and an electric oven, as well as a window overlooking the enclosed balcony, allowing for plenty of natural light. Both double bedrooms overlook the back of the property and come with built-in wardrobes. The modern shower room features a walk-in shower and a basin, while a separate WC contains the boiler cupboard. Please note that the boiler has recently been serviced.

Outside, the flat offers a spacious integral garage along with an additional private storage room, as well as a further allocated parking space in front of the garage. The well-maintained communal grounds add to the appeal of this wonderful property.

Tenure: Leasehold

Lease: 999 Years from September 1977

Service Charge: £2,314 per annum

Ground Rent: £45 per annum

Council Tax: Band D

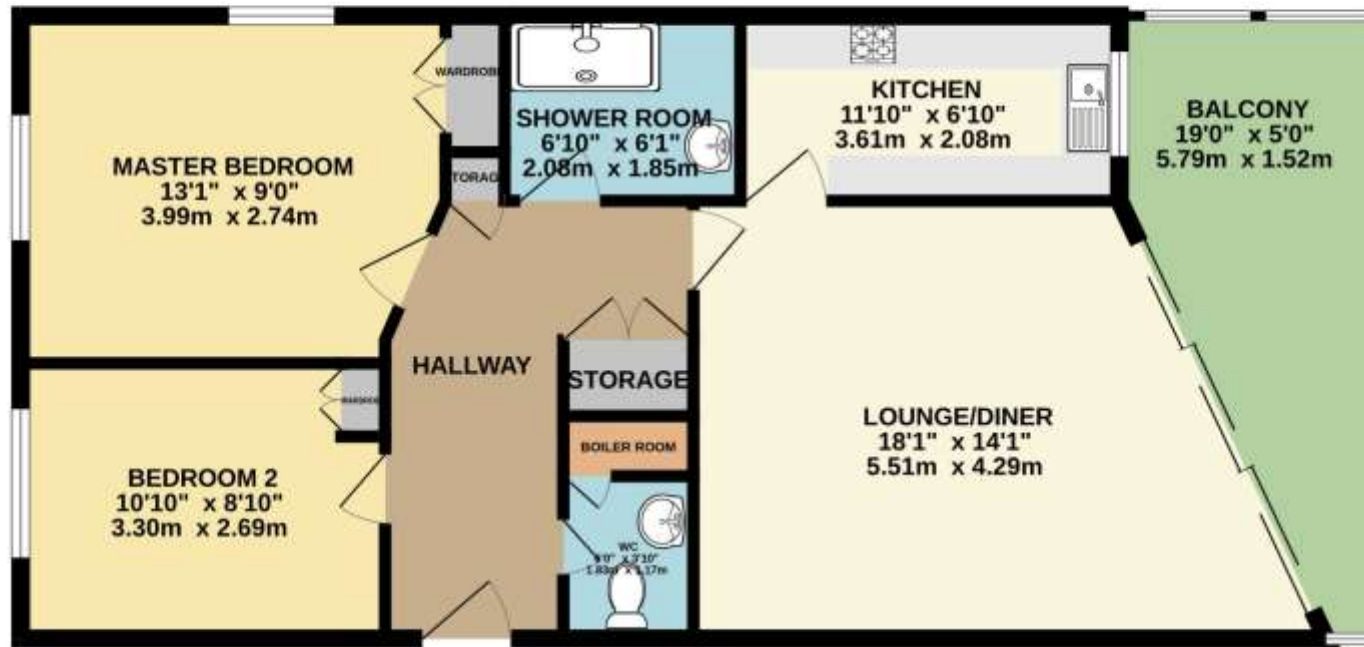
EPC Rating: 73 | C







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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**Richard Godsell – Estate Agents – Auctioneers**

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