



**Connells**

Stourcliffe Avenue  
BOURNEMOUTH





### Property Description

Nestled in a desirable residential road of Southbourne, this detached three-bedroom house presents a rare opportunity to embrace the quintessential seaside lifestyle. Boasting an enviable location, the property is conveniently situated just a short level stroll away from the vibrant Southbourne Grove, renowned for its diverse selection of shops, cafes and restaurants. Equally accessible are the dramatic cliff tops and the award-winning sandy beaches, offering the perfect setting for leisurely walks and family days out. The property itself is a generously proportioned home, providing flexible living spaces thoughtfully arranged to suit a variety of needs. Comprising three comfortable bedrooms, two welcoming reception rooms, a bright and spacious conservatory, a practical downstairs cloakroom, a well-appointed kitchen and a family bathroom this home offers ample room for comfortable family living. Positioned on a prominent corner plot, the property benefits from a wrap-around garden, enhancing its appeal and providing a delightful outdoor space. Offered for sale with the added benefit of being chain-free, this imposing family home is ready to be occupied and enjoyed.

### Entrance Porch

Double glazed construction with double glazed stained glass windows with glazed door into

### Entrance Hall

Two single glazed windows to front aspect. Stairs leading to the first floor landing. Understairs storage cupboard. Radiator.

### Lounge

14' 4" x 11' 10" ( 4.37m x 3.61m )

Front aspect double glazed bay window. Electric fireplace with inset electric fire with wooden mantle and tiled hearth. TV point. Picture rail. Radiator.

### Dining Room

13' 2" x 11' 5" ( 4.01m x 3.48m )

Front aspect double glazed bay window. Radiator. TV point.

### Kitchen

11' 5" x 7' 1" ( 3.48m x 2.16m )

A range of base and wall mounted storage units, stainless steel single and draining board, inset electric hob, electric oven. Part tiled walls. Side aspect double glazed window. Glazed door leading into the conservatory. Radiator.

### Conservatory

12' 10" x 11' 4" ( 3.91m x 3.45m )

UPVC double glazed construction with doors to side aspect. Recess area with space and plumbing for washing machine and tumble drier.

### Cloakroom

Obscure single glazed window to side aspect. WC.

### Landing

Doors leading to the bedrooms and bathroom. Loft access hatch. Radiator.

### Bedroom One

14' 8" x 12' ( 4.47m x 3.66m )

Front aspect double glazed bay window. Blocked off feature fireplace. Built in wardrobe. Radiator.

## Bedroom Two

13' 2" x 11' 6" ( 4.01m x 3.51m )

Front aspect double glazed bay window. Blocked off fireplace. Built in wardrobe. Built in wardrobe. Wash hand basin in corner with storage unit under.

## Bedroom Three

11' 6" x 9' 7" ( 3.51m x 2.92m )

Front aspect double glazed box bay window. Radiator.

## Cloakroom

Obscure double glazed window to side aspect. WC.

## Bathroom

Panelled bath, wash hand basin with storage unit under. Built in cupboard housing gas central heating boiler. Part tiled walls. Radiator.

## Front Garden

Wrap around garden with boundary marked by decorative brick wall laid out with large paving slabs with complementary stocked flower beds.

## Outbuilding

Brick built storage shed to side of property.

## Agents Note

Council Tax Band: E







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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