



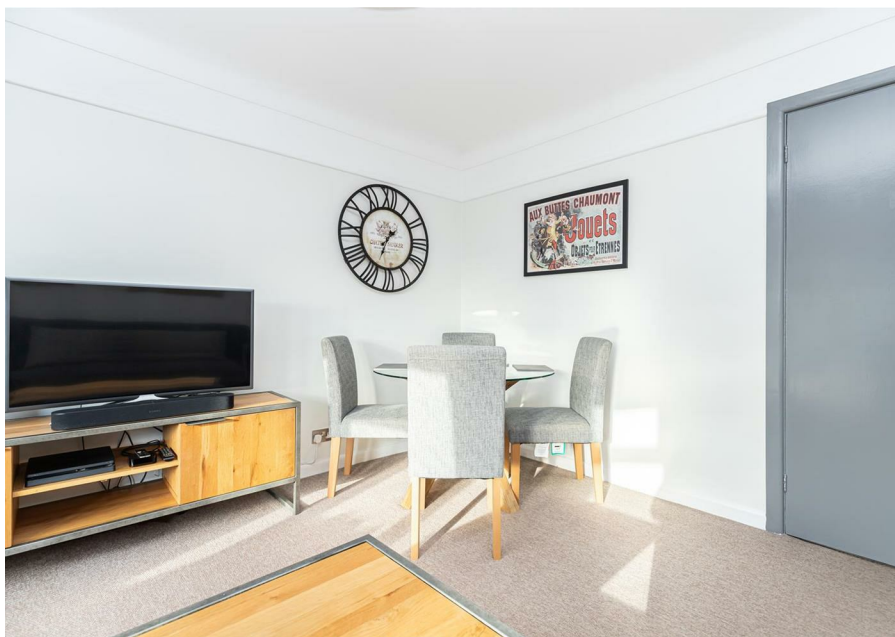
STRATTON OAK ESTATES

8 Stourwood Avenue, Bournemouth, BH6 3PN  
£289,950



This IMMACULATEDLY presented two-bedroom flat in the highly sought-after Ditton Lodge offers a perfect blend of style and convenience. Just a SHORT WALK FROM Southbourne's vibrant HIGH STREET & its award winning sandy BEACH, this property boasts a large lounge/diner, a fantastically sized kitchen, a standout luxury bathroom, and generous bedrooms with fitted wardrobes. With an allocated parking space and the added benefit of being offered chain-free, this is a must-see property!

- Prime location in Ditton Lodge, between Southbourne High Street and Award-Winning beach.
- Situated on the First Floor of a well-maintained building.
- Modern decor to a high standard throughout.
- Stylish lounge/diner with bay window overlooking front communal garden.
- Luxury bathroom featuring a double-ended bath, walk-in shower and premium fittings.
- Two spacious bedrooms, both with fitted wardrobes.
- Allocated parking space with additional visitor parking.
- Long lease, circa 170 years and No Ground rent.
- Offered Chain Free.
- Just a few minutes walk to the far reaching views of Southbourne Overcliff



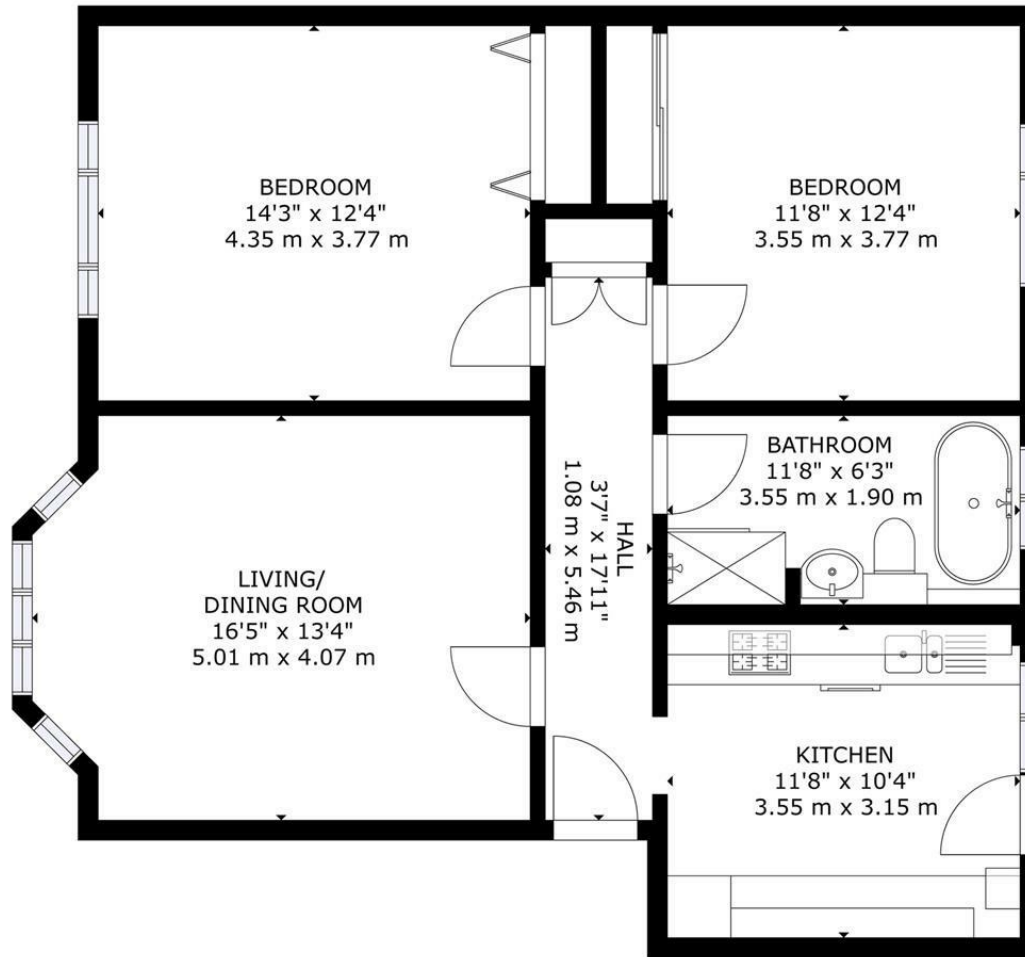
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FLOOR 1

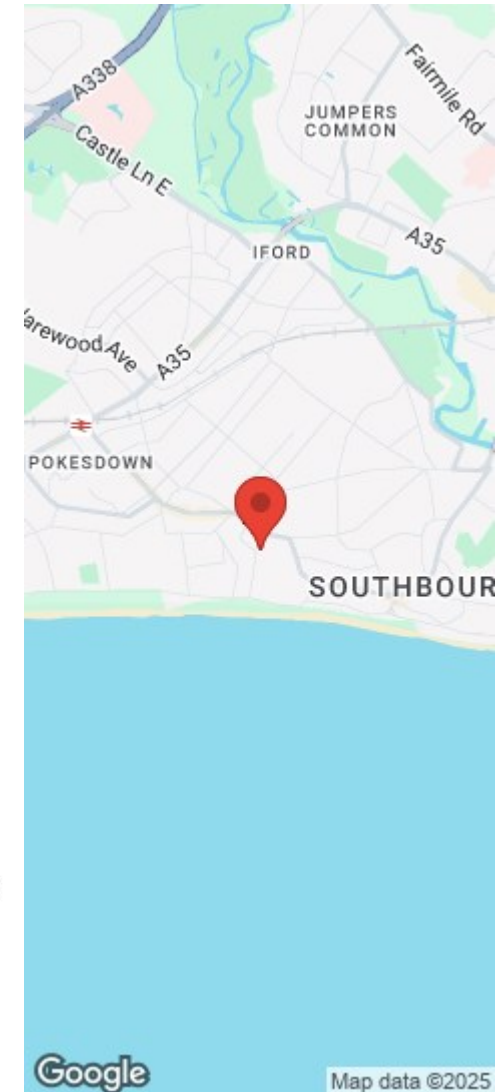
GROSS INTERNAL AREA  
TOTAL: 859 sq.ft, 80 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) <b>A</b>			(91-95) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(61-80) <b>C</b>			(61-80) <b>C</b>		
(51-60) <b>D</b>			(51-60) <b>D</b>		
(31-50) <b>E</b>			(31-50) <b>E</b>		
(21-30) <b>F</b>			(21-30) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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