
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Southbourne Sands, Stourwood Avenue, Southbourne, Bournemouth, BH6 3PW
Guide Price £400,000 – Leasehold

Three-Bedroom Split Level Apartment | Hallway | Cloakroom | Living Room | Kitchen | Balcony | Shower Room
Private Balcony | Shared Garage | Parking | Leasehold

An excellent opportunity to acquire this generously proportioned, south-facing duplex apartment, ideally situated within the sought-after Southbourne Sands development. Arranged over two floors, the property benefits from a first-floor balcony with sea views across Poole Bay, a private south-facing rear garden, a shared double garage and an additional parking space. Offered for sale with no onward chain, this property presents an exciting opportunity to create a wonderful home in a desirable coastal location. Southbourne Sands is a popular purpose-built development set along Southbourne's picturesque clifftops, with beautiful sandy beaches just moments away. The apartment is presented in fair condition and benefits from double glazing and gas central heating, although some modernisation would allow purchasers to personalise the accommodation to their own taste.

The property is approached via a communal entrance with an entry phone system, with stairs leading to the private entrance. An L-shaped hallway provides built-in storage and access to the living accommodation, a cloakroom and the third bedroom. The spacious living room enjoys a southerly aspect, with a large window and patio doors opening onto a private balcony, offering an ideal spot to relax or dine while enjoying views across the clifftops towards Poole Bay. The separate kitchen is fitted with a range of eye-level and base units, with space for an oven, washing machine, tumble dryer and tall freestanding fridge. A Vaillant gas boiler serves the central heating and hot water systems. Stairs descend to the lower-floor accommodation, where a further hallway leads to two bedrooms and a shower room. Both bedrooms feature built-in storage and overlook the private rear garden, with one benefiting from sliding patio doors providing direct access.

The private south-facing garden enjoys sunshine for much of the day and comprises a covered patio leading onto a lawn, with a low-level wall and grass bank providing a good degree of privacy. This attractive outdoor space offers excellent potential for relaxation and entertaining. Further benefits include a shared double garage and a single parking space in front of the garage, accessed from the rear of the development.

Tenure: Leasehold - 999 years remaining (which commenced on 29th September 1977)
Maintenance charge: £3,262.47 per annum
Ground rent: £55.00 per annum
Council Tax Banding: E
EPC Rating: to be confirmed











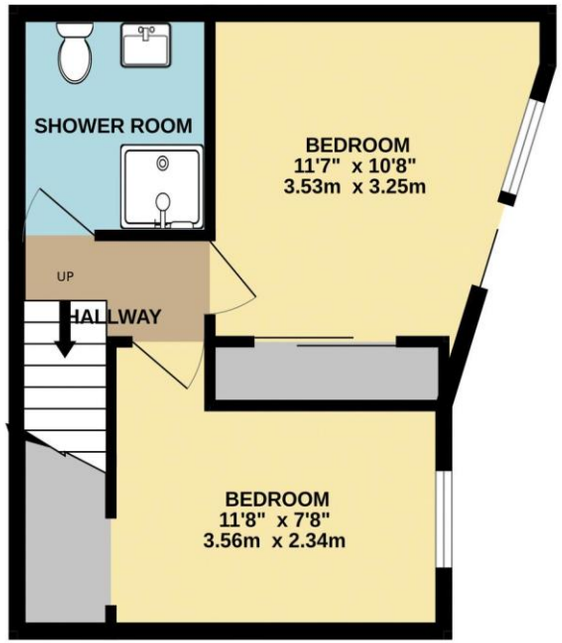




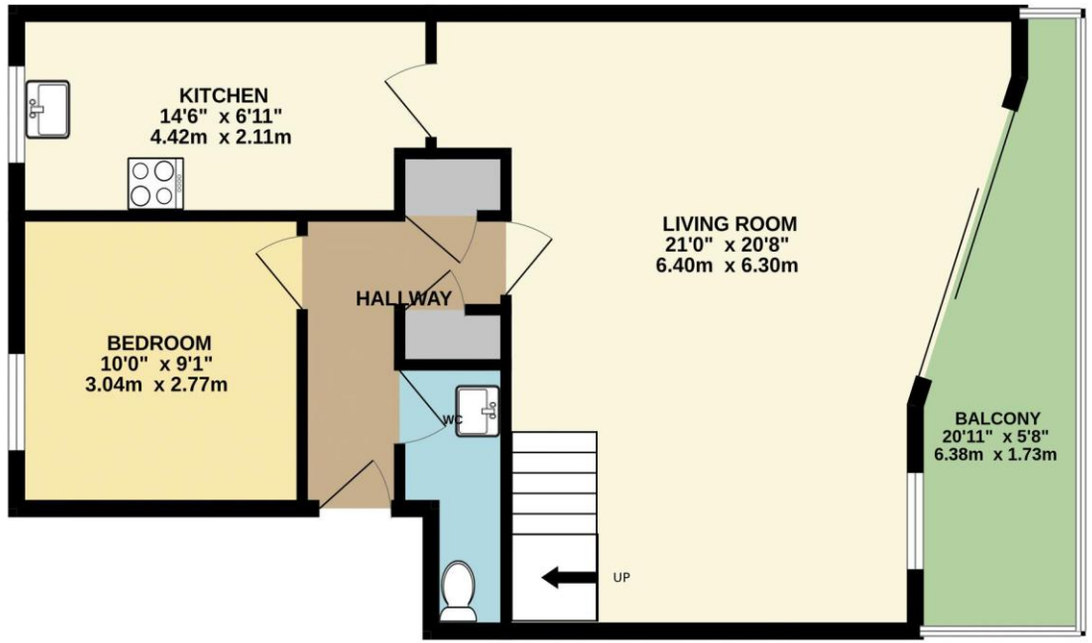




GROUND FLOOR



FLOOR 1



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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