

**FOR SALE**



**Stourcliffe Avenue, Bournemouth**  
**Asking Price Of £130,000**

**MARTIN&CO**

**Prime Southbourne Location**  
**Short Stroll To Award-Winning Sandy Beaches**  
**Ground Floor Studio Apartment**  
**Bright And Well-Presented Throughout**  
**Modern Fitted Kitchen**  
**Contemporary Shower Room**  
**Spacious Studio Room**  
**Ideal First-Time Purchase Or Coastal Retreat**  
**Excellent Rental Potential**



Total Area: 22.4 m<sup>2</sup> ... 241 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Beautiful ground-floor STUDIO APARTMENT in prime Southbourne location, moments from the cliff top and sandy beaches. Bright and stylish throughout with a MODERN FITTED KITCHEN, contemporary shower room and ALLOCATED PARKING. Ideal first-time purchase, holiday home or investment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

An exciting opportunity to acquire this beautifully presented ground floor studio apartment, ideally positioned in one of Southbourne's most sought-after locations, just a short stroll from the cliff top and award-winning sandy beaches.

Whether you are looking for a stylish coastal home, a lock-up-and-leave retreat, or a high-demand investment opportunity, this property offers exceptional versatility. Its enviable location makes it particularly attractive for rental or a home, with Southbourne remaining a highly desirable destination for visitors year-round.

The accommodation is bright and well arranged, offering a spacious studio room with clearly defined living and sleeping areas. Large windows allow for excellent natural light, creating a welcoming and airy feel throughout. The modern fitted kitchen provides ample storage and workspace, while the contemporary shower room is finished to a tasteful standard. The ground floor position offers ease of access and convenience, further enhancing its appeal for both permanent living and short-term stays.

Situated just moments from Southbourne's vibrant high street, with its array of independent cafés, restaurants and shops, as well as excellent transport links to Bournemouth Town Centre and beyond, the lifestyle on offer here is hard to beat. The nearby cliff-top walks and beaches provide the perfect setting for coastal living.

A fantastic opportunity to secure a property in an exceptional seaside location with strong lifestyle and investment appeal.

**Tenure: Share of Freehold**  
**Lease: 960 Years**  
**Ground Rent: NIL**  
**Service Charge: £1,610 per annum**  
**Council Tax: A**  
**Potential Rental Return: £800 PCM**  
**Management Company: Hawk Estates Ltd**  
**Holiday Lets: Not Permitted**  
**Pets: TBC**

## Martin & Co Bournemouth

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**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.

