



Estate Agents



Auctioneers

# Stourwood Avenue, Southbourne, Bournemouth, Dorset, BH6 3PN

**Guide Price £365,000 – Share of Freehold**

**Two Bedroom Apartment | Second Floor | Share Of Freehold | En-Suite To Master | Spacious Hallway  
Lounge/Diner | Modern Fitted Kitchen | Lift Access To all Floors | Garage | Private Balcony | In Excellent Order Throughout  
Close To Local Shops & Amenities | Easy Access To Blue Flag Beaches**

**Beautifully Presented Two Bedroom Top Floor Apartment in Prime Southbourne Location.** This bright and airy top-floor apartment is beautifully presented throughout and ideally positioned just a short walk from the vibrant shops, bars, and restaurants along Southbourne Grove. The stunning clifftop and sandy beaches below are also within easy reach, making this a perfect home for those seeking both lifestyle and convenience. Excellent transport links are available nearby, with regular bus services connecting to the larger centres of Bournemouth and Christchurch. Set within a well-maintained block, the property is accessed via a driveway leading to the rear, where the main entrance opens into a smart communal hallway with lift and stair access to the second floor.

Upon entering the apartment, a spacious entrance hall welcomes you with two large storage cupboards and access to all principal rooms. The generously sized lounge is bathed in natural light thanks to its sunny aspect and offers ample space for both seating and dining areas. A door leads out onto a delightful south-facing balcony, perfect for al fresco dining or simply enjoying the peaceful views over the communal gardens. Double doors connect the lounge to a modern and well-appointed kitchen/breakfast room, featuring extensive worktops, a range of integrated appliances including a four-burner hob with extractor, built-in oven, fridge/freezer, dishwasher, and washing machine. There is also space for a breakfast table and a distinctive oval window that adds charm and brings in additional sunlight.

The main bedroom is a comfortable double with a rear aspect and built-in wardrobe space, complemented by a stylish en-suite shower room comprising a shower cubicle, WC, and wash hand basin. The second bedroom also enjoys a rear aspect and can accommodate a double bed and additional furniture. The main bathroom is well presented and includes a panelled bath with a shower over, WC, and wash hand basin. Outside, the development is screened from the road by mature trees and shrubs, and sits within attractively landscaped, mainly lawned communal gardens. To the rear of the block is a private garage conveyed with the apartment, along with additional visitor parking spaces.

This well-maintained home offers a fantastic opportunity to live in one of Southbourne's most desirable locations. With its spacious layout, abundance of natural light, and excellent position close to local amenities and the seafront, early viewing is strongly recommended to fully appreciate all that this apartment has to offer.

Tenure: Share of Freehold - 972 years remaining on lease

Service Charge: £2,000 per annum, no ground rent

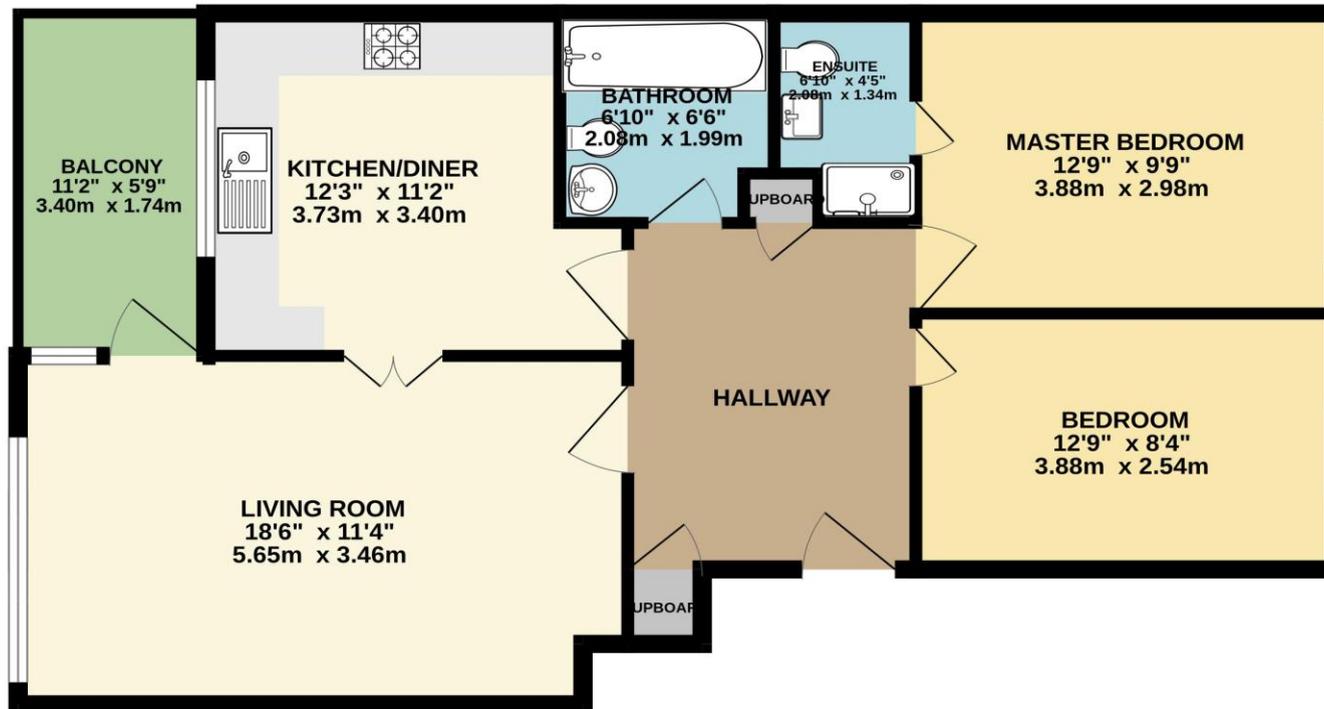
EPC Rating: 74 | C

Council Tax Banding: E





SECOND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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