

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 Holiday Let / Airbnb Potential

Beautiful ground-floor studio apartment in prime Southbourne location, just moments from the cliff top and sandy beaches. Bright and stylish throughout with a modern fitted kitchen and a contemporary shower room. Ideal first-time purchase, holiday home or investment suitable for Airbnb. Allocated Parking.

| 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 | | |



Total Area: 22.4 m² ... 241 ft²

All measurements are approximate and for display purposes only

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.

