

**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**

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		



Total Area: 22.4 m<sup>2</sup> ... 241 ft<sup>2</sup>

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.

