

Flat C, Virginia Lodge, 23 Stourwood Avenue,  
Southbourne, Bournemouth, BH6 3PW

Guide Price **£445,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

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# A stunning apartment moments from local clifftops!

This stunning apartment is set within a period building of just four homes, in a fantastic location and just a few hundred yards of local cliff tops, and easy striking distance of the ever popular Southbourne Grove with its range of shops, cafes and transport links into Bournemouth, Poole and Christchurch.

Offering over 1000 square foot of beautifully presented accommodation, the apartment offers an abundance of character, to include feature high and ornately coved ceilings, original doors and high skirting boards throughout the apartment.

Featuring a beautiful box bay window, high ceilings and original high board skirting, the living room is a truly impressive room and offers plenty of space for a wide range of living and dining room furniture. It also features wood parquet flooring and a gas living flame effect fire set within a period fireplace.

A door from the living room leads to the apartments hallway which gives access to all rooms and the communal entrance.

The kitchen has been fitted with eye level and base units set above and below the complimenting roll edge work surfaces. There is an integrated dishwasher, upright fridge/freezer and a range style gas cooker. To the rear of the kitchen there is a partly glazed door which offers access to the communal gardens, although this area is rarely used by any other apartments.

Both bedrooms make for excellent double rooms, with the larger benefiting from an En-suite WC and direct access onto the aforementioned communal gardens.

Accessed off the hall there is a shower room which has a tiled floor, walk in corner shower, WC and hand wash basin.

Outside, a driveway from Stourwood Avenue leads down the side of building to a block of garages, one of which is allocated to this apartment.

The apartment has a private sun terrace overlooking and giving access onto communal gardens at the front which are laid to lawn and enclosed with hedges for privacy. To the rear there are further communal gardens to which this apartment also has direct access. From here a door and steps lead down to a communal cellar which has been arranged as a workshop and offers storage.

Homes like this are not available often and really should be seen to appreciate its size, character features and location.

TENURE: The apartment benefits from a share within the freehold with a remaining lease term of 959 years. There is no ground rent payable, and maintenance is £30 per month with substantial works payable on an as and when basis.



## KEY POINTS

Ground Floor

Stunning period apartment

High ceilings and spacious rooms

Shared freehold

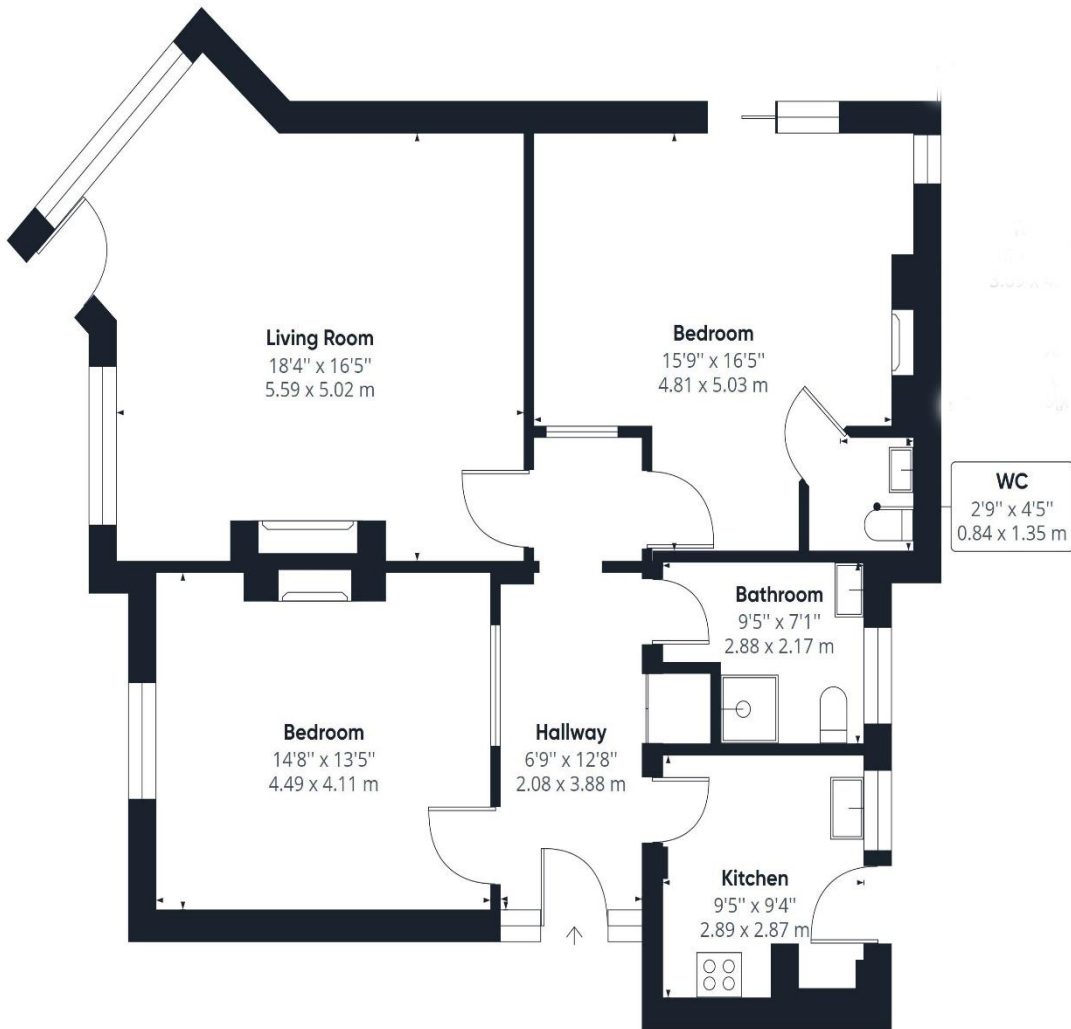
Garage

Private veranda and direct garden access

Close to cliff tops and beaches

Two double bedrooms

Modern En-suite



Approximate total area<sup>(1)</sup>

1033.16 ft<sup>2</sup>  
95.98 m<sup>2</sup>

(1) Excluding balconies and terraces

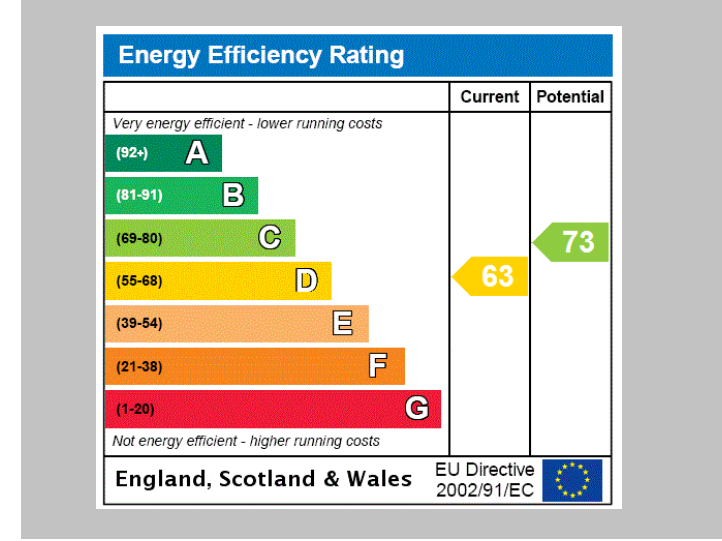
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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