



62 Stourcliffe Avenue, Southbourne,
Bournemouth, BH6 3PX

Guide Price
£425,000-£450,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A stunning ground floor garden apartment!

Set in an enviable position, just 100 yards and five houses back from Southbourne clifftops, with 7 miles of sandy beaches below is this exceptionally spacious ground floor garden apartment, offering close to 1100 square foot of modernised and well-presented accommodation.

Ground floor garden apartments are always sought after, and with its generously sized rooms, location to sandy beaches and a wonderful garden we expect this beautiful apartment to be high in demand!

Further benefits include but are not limited to: A private entrance, Two modern shower rooms, off road parking and the freehold to the building!

Upon entering this stunning home via two storm porch entrances, you are immediately struck by the impressive hallway, which is a room in itself and offers a great sense of space. Plenty large enough for a variety of furniture, high ceilings and tall skirtings offer a great sense of character, a theme which is continued throughout the apartment.

The living room can be found at the rear of the property, and is a stunning room, being of an exceptionally generous size and therefore able to accommodate an abundance of living and dining room furniture. There is a feature leaded bay window and a partly glazed door to the side offers access into the well landscaped rear garden.

A door from the living room leads to the kitchen, which has been fitted with a range of eye level and base units set above and below the complimenting roll

edge work surfaces. There is a under counter eye level oven with a gas hob and concealed extractor hood above, space for a washing machine, dishwasher and upright fridge/freezer and a door leading to the private rear garden.

The largest of the two double bedrooms is an impressive room, featuring a large UPVC bay window to the front aspect, a feature panelled wall and lots of space for a super king bed and other bedroom furniture. Bedroom two is another really good double and benefits from a door giving access to the side garden and in turn both the front and rear along with a large En-suite shower room.

There is a second shower room accessed from the large entrance hallway, with a walk-in shower, low level flush WC and vanity wash hand basin.

Externally, there is an allocated off road parking space to the front of the property whilst the rear garden is a particular feature being a generous size and having been well landscaped. Additionally, there is a large studio with power and light, which would make a great home office or hobbies room.

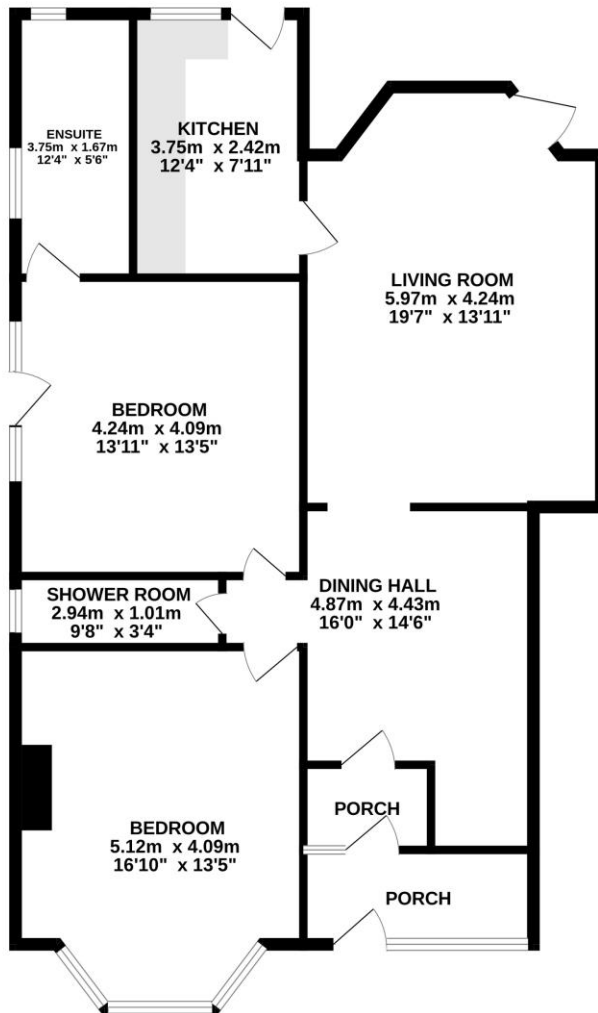
A stunning home, an internal inspection comes highly recommended!



KEY POINTS

- 100 yards from clifftops
- Nearly 1100 square foot
- Two large double bedrooms
- Full of character
- Two Shower rooms
- Private rear garden
- Off road parking
- Freehold to building

GROUND FLOOR
99.6 sq.m. (1072 sq.ft.) approx.

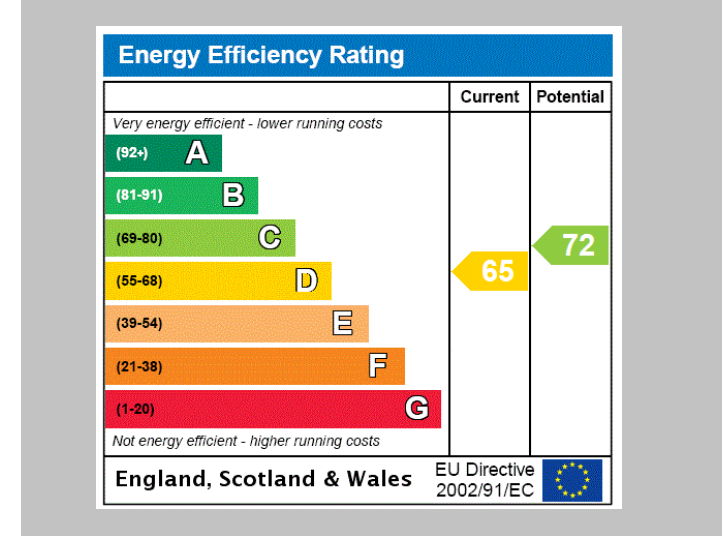


TOTAL FLOOR AREA : 99.6 sq.m. (1072 sq.ft.) approx.

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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THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Southbourne 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT
 01202 428555 | sales@sladessouthbourne.co.uk
 Website www.sladeshomes.co.uk

