

Flat 2, 23 Stourcliffe Avenue, Southbourne,
Bournemouth, BH6 3PU

Guide Price **£385,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking



EST
1992

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A superb duplex apartment offering a great roof terrace!

This beautiful two-bedroom duplex apartment, which is set just a few hundred yards from 7 miles of golden sandy beaches, offers modern and well-presented accommodation over two floors as well as a superb roof terrace!

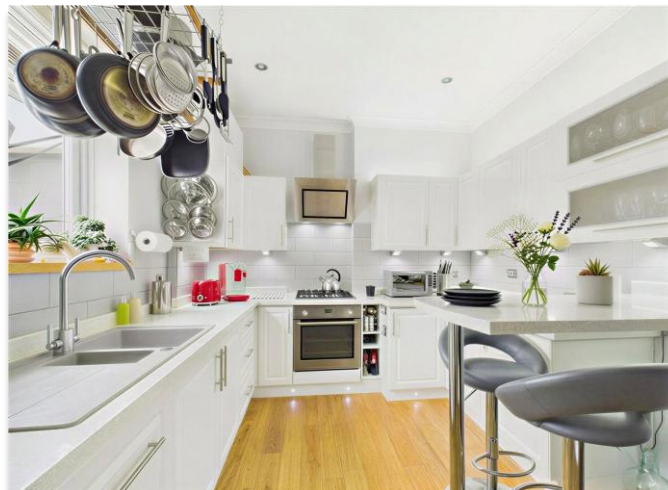
The apartment is positioned in between local clifftops and Southbourne Grove, making it a great purchase for beach lovers whilst still having the convenience of a busy high street with an abundance of independent shops, cafes and restaurants.

Set over two floors, and offering nearly 900 square foot of accommodation, the apartment feels more like a house with the living room, kitchen and bathroom on the first floor and two double bedrooms on the second floor.

One of the standout features of the apartment is the large roof terrace, accessed directly from the apartment and offering a great space to relax and unwind.

Other benefits include a modern Kitchen/Breakfast room, a spacious living room, a modern bathroom with a separate utility area, UPVC double glazing and gas fired central heating. There is also an allocated parking space to the front of the development, and the apartment holds a share within the freehold.

A superb home, an internal inspection is an absolute must!

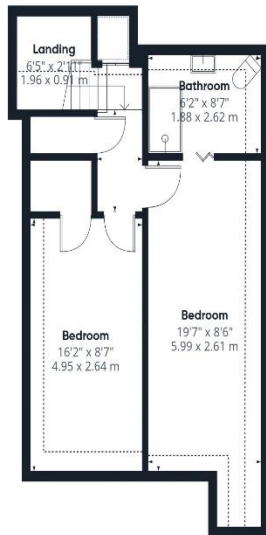


KEY POINTS

- Superb location close to beaches
- Accommodation set over 2 floors
- Modern & well presented
- Superb roof terrace
- Two double bedrooms
- Off road parking
- Share within the freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

848 ft²
78.8 m²

Balconies and terraces

257 ft²
23.9 m²

Reduced headroom

88 ft²
8.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

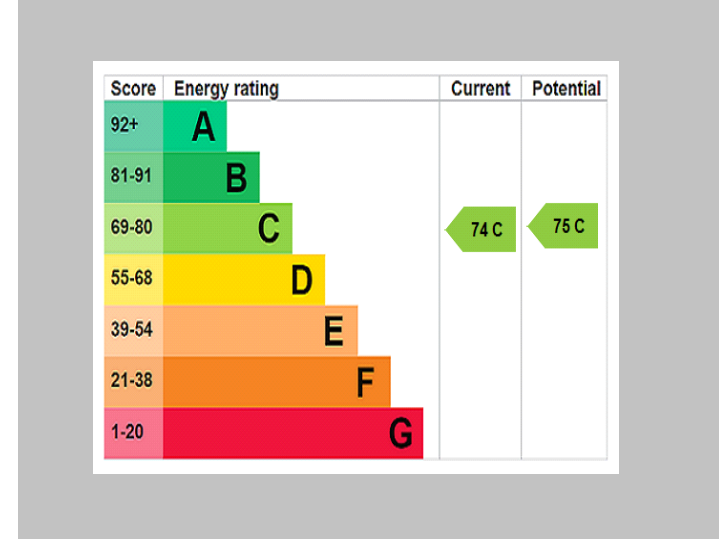
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