



Flat 3 Southbourne Sands, 22 Stourwood Avenue,
Southbourne, Bournemouth, Dorset, BH6 3PW

Guide Price **£475,000**



Bedrooms



Living



Shower Room



Parking & Garage



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1992

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An excellent opportunity clifftop opportunity!

AN EXCELLENT OPPORTUNITY TO PURCHASE THIS SOUTH FACING CLIFF TOP APARTMENT WHICH OFFERS ACCOMMODATION OVER TWO FLOORS AND BENEFITS FROM BOTH A FIRST FLOOR BALCONY WITH SEA VIEWS, AND A PRIVATE GARDEN AREA. NO CHAIN! VIEW TODAY!

Southbourne Sands is a popular purpose-built development located on Southbourne's ever popular clifftops with the areas golden sandy beaches beneath.

This favoured duplex style of apartment offers spacious accommodation over two floors, and occupying a prime position within the development, it features a South facing living space and balcony offering sea views.

Whilst presented in fair order with double glazing and gas central heating installed, the apartment would now benefit from some updating and therefore presents an exciting opportunity to personalise a property in this sought-after location.

The apartment is accessed via a communal entrance with entry phone, stairs then leading up to the first floor and our subject apartments front door.

Entering, an L-shaped hallway offers built in storage and leads to main living space, as well as a Cloakroom and bedroom three although this is currently arranged as a dining room.

The spacious living space offers room for a good range of furniture and features a South facing window with adjacent patio doors leading out to the first-floor balcony which offers room for a table and chairs and gives a lovely view over Southbourne's cliff tops with Poole Bay beyond.

A doorway from the living space leads to a separate kitchen which has fitted eye and base level cupboards with space provided for an oven, washing machine, tumble dryer and tall standing fridge. The kitchen also houses a Vaillant gas boiler serving hot water and central heating.

Stairs lead down from the living space where a lower hallway leads to a shower room and two bedrooms. Both bedrooms offer built in storage and overlook the private rear garden with one having sliding patio doors giving direct garden access.

The garden area comprises of a covered patio leading on to an area of lawn. Enclosed to the front by a low level wall and grass bank the garden offers a good deal of privacy and benefitting from a Southerly aspect it captures sun for large parts of the day.

Accessed from the rear of the development the apartment also benefits from a shared double garage with a single parking space in front.

Offered for sale chain free this apartment is available for immediate viewing and with these opportunities rarely available we strongly recommend making an early appointment.

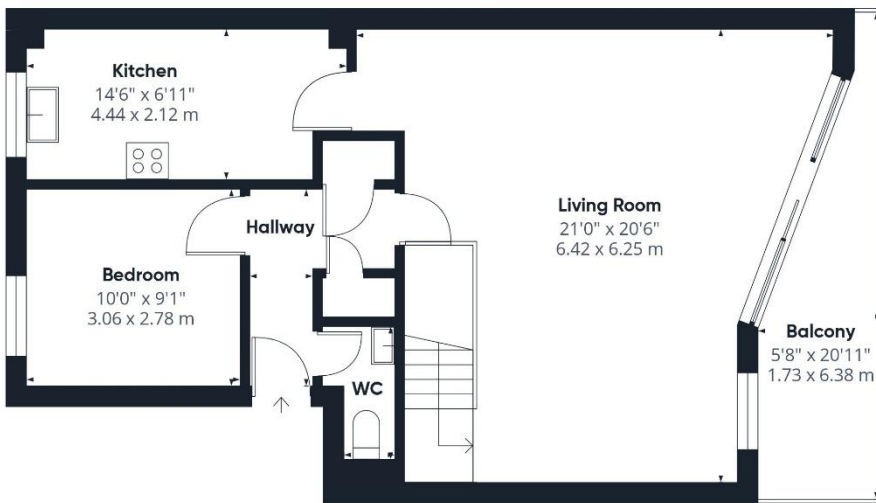


KEY POINTS

- South facing cliff top apartment
- Accommodation over two floors
- Private garden
- First floor balcony with views
- Parking and shared garage
- No chain!



Ground Floor



Floor 1

Approximate total area⁽¹⁾

898 ft²
83.5 m²

Balconies and terraces

89 ft²
8.3 m²

(1) Excluding balconies and terraces

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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