

Flat 1, The Lighthouse, 28 Stourcliffe  
Avenue, Bournemouth, Dorset, BH6 3PT

Asking Price **£220,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A purpose-built apartment set just a few hundred yards from the clifftop!

This the two double bedroom apartment is set on the ground floor of The Lighthouse, a modern purpose-built development in a great location just a short walk from local amenities at Southbourne Grove and clifftops, giving access to the areas award winning golden sandy beaches.

The apartment benefits from two double bedrooms, an En-suite Shower, open plan living with access onto a small patio is, double glazed and offers underfloor heating throughout.

Entering the apartment a spacious hallway has doors leading to all rooms and a built-in cupboard offering storage.

The open plan living space overlooks the front of the development and has a set of sliding doors opening up onto a small patio area. The kitchen area offers eye level and base units with built in appliances and a breakfast bar area whilst the Living area is a generous size with ample space for sofas and other furniture.

Both bedrooms are good doubles, with the larger offering a an En-Suite shower room whilst bedroom two is a good double.

The family bathroom has been fitted with a modern white suite to include a bath with

shower attachment above, WC and wash hand basin.

Outside, the property has an allocated parking space set to the front of building. To the rear of building there is also a communal bicycle store.

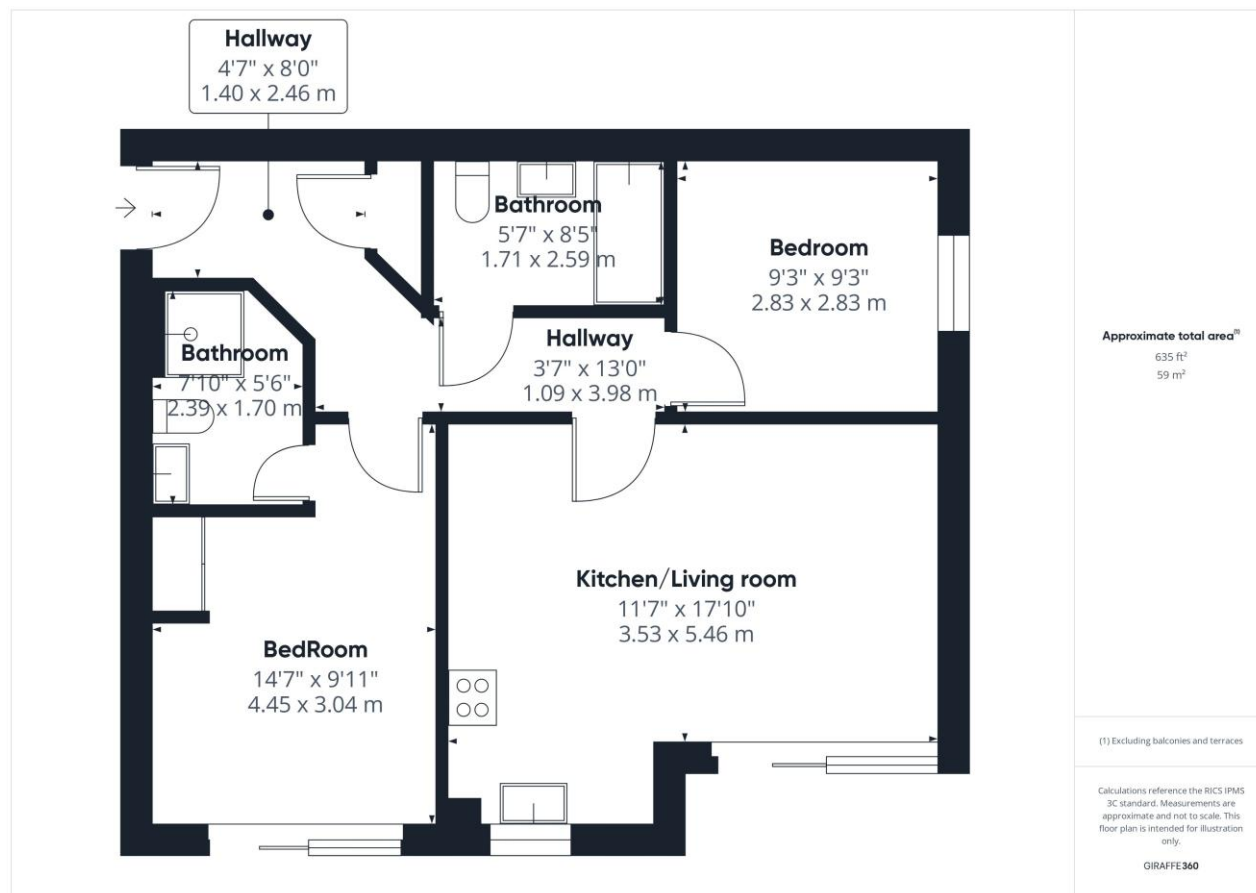
The apartment is offered for sale chain free and is sold as seen and all services/appliances have not and will not be tested.

THE TENURE: The apartment benefits from an unexpired lease term of 106 years with £0 ground rent payable.



## KEY POINTS

- Great location close to beaches
- No onward chain
- Underfloor heating and double glazing
- Allocated parking
- Two double bedrooms
- En-Suite
- Patio



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

