



1 STOURCLIFFE AVENUE
SOUTHBOURNE
BH6 3PT

GUIDE PRICE
£575,000-£600,000
FREEHOLD

“ A three bedroom,
detached family home
just 450 metres to
Southbourne clifftops
and under 300 metres
to Southbourne high
street”

Winkworth

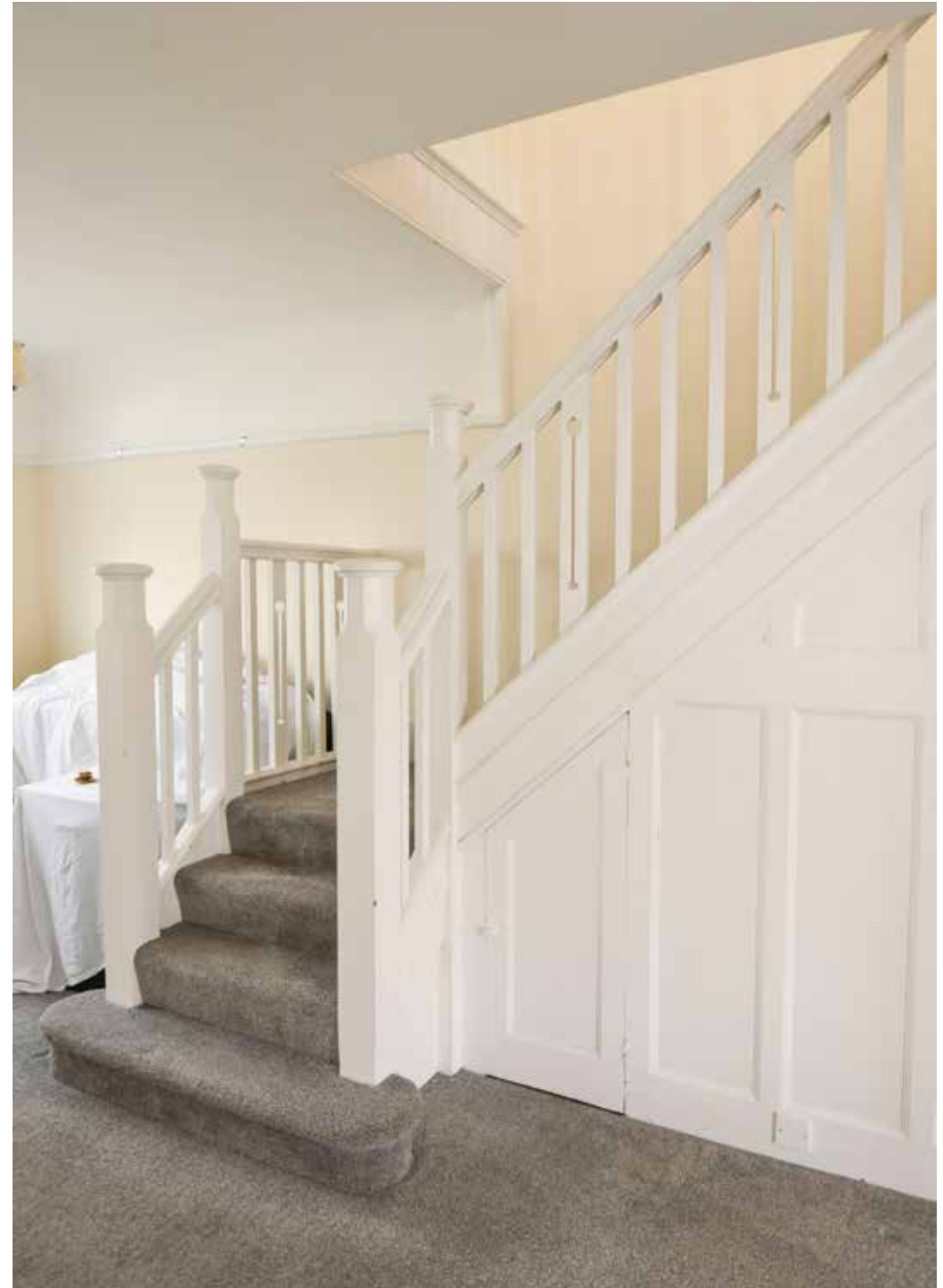
for every step...

GUIDE PRICE- £575,000 - £600,000

Three Bedrooms
Two Reception Rooms
Spacious Conservatory
450 Metres To Southbourne Clifftops
Under 300 Metres To Southbourne High Street
Double Glazed Throughout

EPC: E | COUNCIL TAX: E | FREEHOLD

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Why Stourcliffe Avenue?

This superb location is just 450 metres to Southbourne cliff tops enjoying breathtaking panoramic views from the Isle of Wight to Old Harry Rock. Stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks. Stop off along the way in one of the many beach front restaurants or cafes or enjoy the range of water sports available at Boscombe Pier, whatever you choose, there is something for everyone to enjoy. Southbourne high street is 300 metres away along with bus routes and Pokesdown train station located nearby.

This three bedroom detached house has undergone some recent improvements. On entering, you are immediately greet

ed with a spacious entrance hall. The kitchen incorporates a range of modern cabinets, integrated mid height oven and hob. A door leads through to a large conservatory and ground floor cloakroom. There are two further reception rooms.

Located on the first floor are three double bedrooms with built in wardrobes and feature bay windows. The bedrooms are serviced by the family bathroom which includes a bath with handheld shower, vanity unit with built in wash hand basin, part tiled walls and wood effect vinyl flooring. Seperate WC.

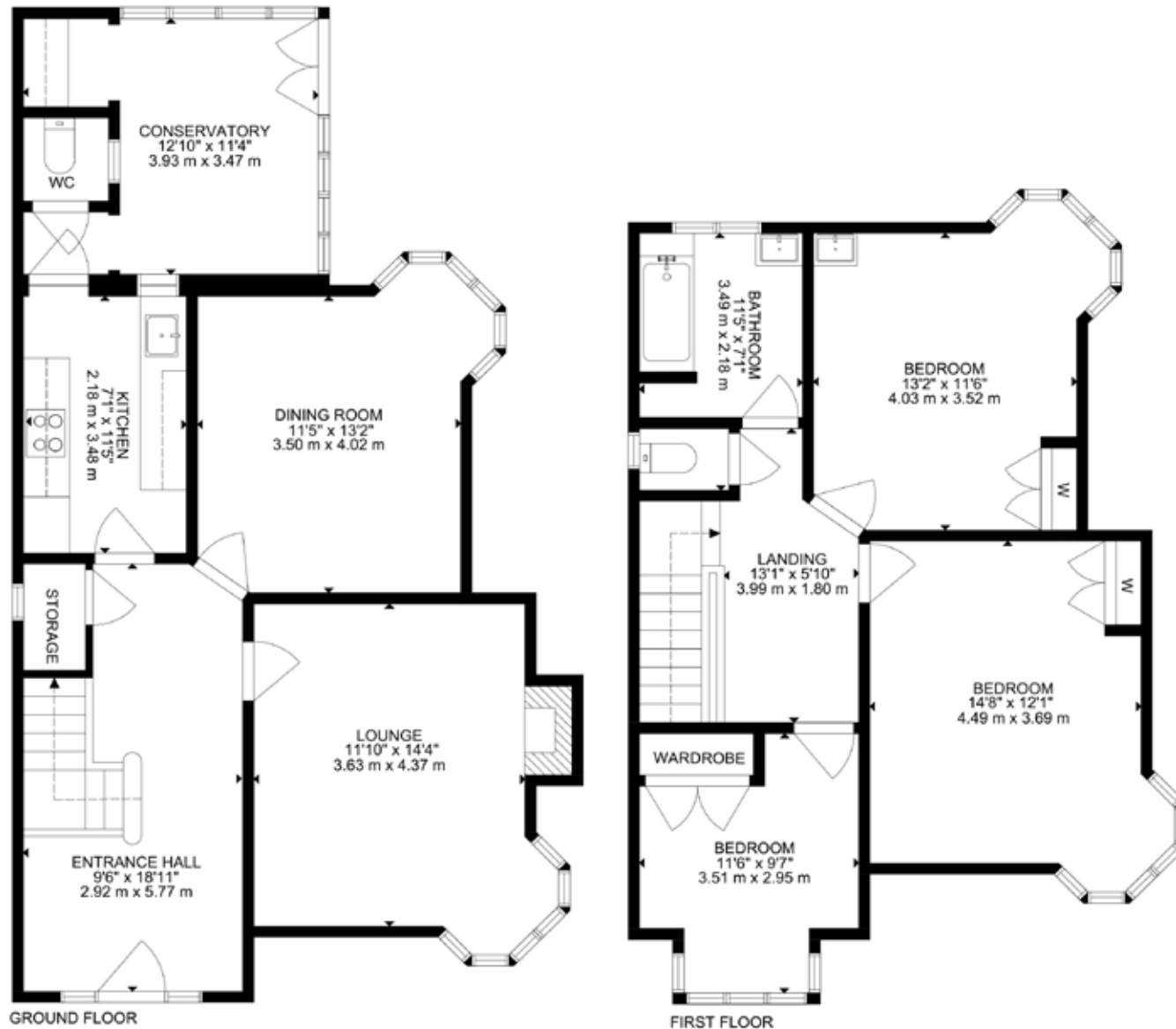
The property occupies a corner plot with a wrap around garden to the front, side and rear.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





GROSS INTERNAL AREA
 GROUND FLOOR: 80 m², 861 SQ FT, FIRST FLOOR: 64 m², 688 SQ FT
 TOTAL: 144 m², 1549 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

for every step...