



FLAT 4, 20  
STOURCLIFE AVENUE  
SOUTHBOURNE  
BH6 3PT

OFFERS IN EXCESS OF  
£240,000  
LEASEHOLD

“A two bedroom, top  
floor flat with off road  
parking, just 300 me-  
tres to Southbourne  
cliff tops and miles of  
golden sandy beach”

**Winkworth**

for every step...

OFFERS IN EXCESS OF £240,000

Two Bedroom  
Top Floor Flat  
Modern Decor Throughout  
Off Road Parking  
300 Metres To Southbourne Cliff Tops  
400 Meters to Southbourne High Street  
Fibre Broadband @1130mbps Is Available

EPC: C | COUNCIL TAX: B | LEASEHOLD 164 YEARS REMAINING | GROUND RENT N/A | MAINTENANCE £370 HALF YEARLY | PETS BY CONSENT | NO HOLIDAY LETS

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## Why Stourcliffe Avenue?

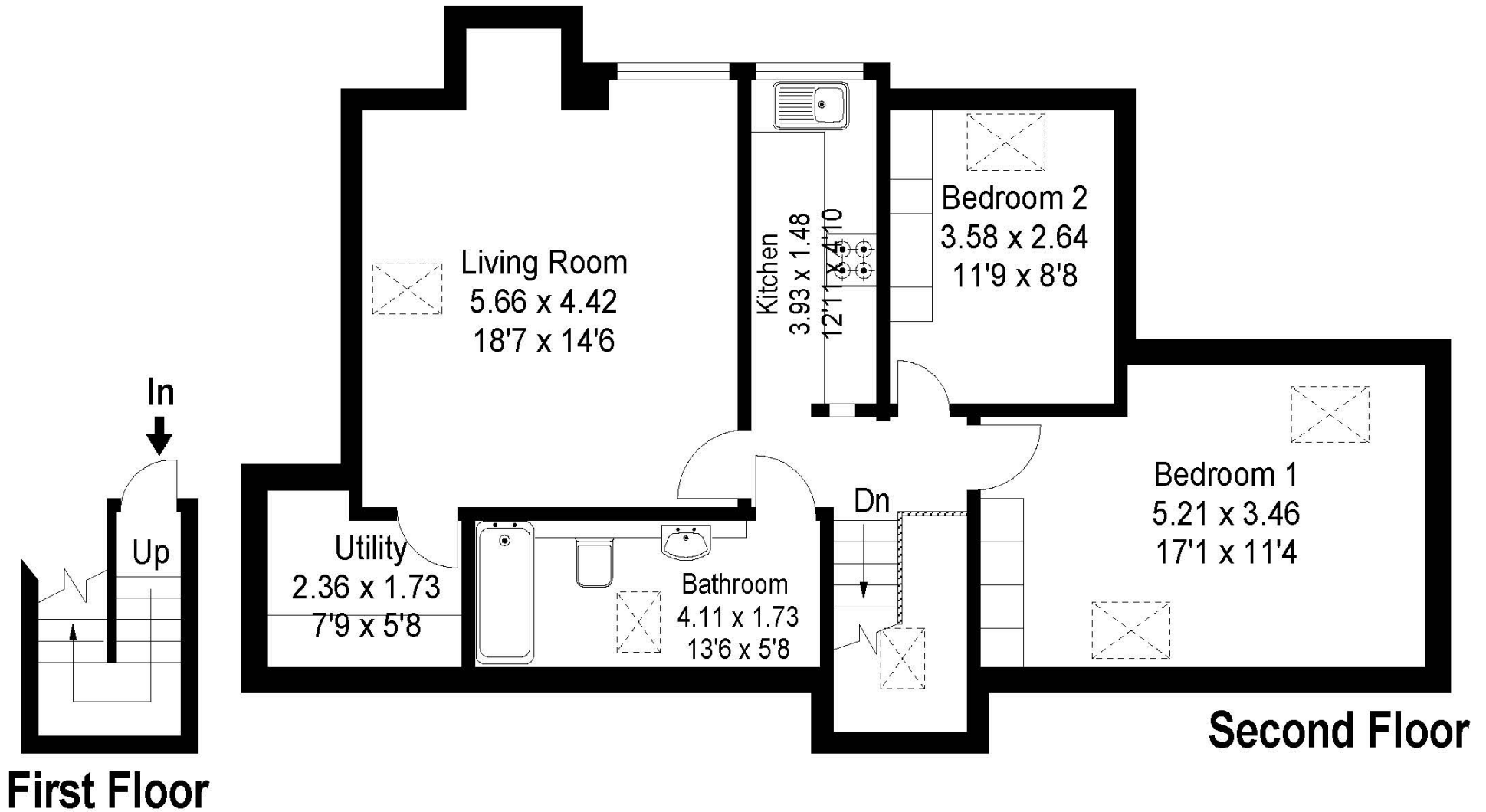
Stourcliffe Avenue is ideally located just 300 metres to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight to Hengistbury Head. Take a stroll down the zig zag to find miles of golden sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side cafés, restaurants and bars. Southbourne high street is located approximately 400 metres away. Southbourne high street has been rejuvenated over recent years to include a number of independent convenience shops, bars and restaurants and benefits from excellent transport links and Pokesdown train station for anyone looking to commute. This property is ideal for anyone looking for coastal living.

This top floor, two bedroom flat is well presented throughout. The kitchen has been carefully planned to include a range of storage cupboards, integrated oven, hob and overhead extractor with space for a fridge freezer.

The open plan lounge/dining room is flooded with natural light with a door leading into a useful utility room with space and plumbing for a washing machine and tumble dryer. Both bedrooms are double in size and serviced by the family bathroom, including a bath with overhead shower, wash hand basin, WC and stylish tiled walls and flooring.

Outside, the front of the property has been tarmacked providing allocated off-road parking.

Approximate Gross Internal Area :- 77 sq m / 831 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions

**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 don't 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.”

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