



35 STOURCLIFFE
AVENUE
BH6 3PU

FREEHOLD
GUIDE PRICE
£800,000 - £825,000

“A three bedroom, two
reception room, chalet
style property with off
road parking for
several vehicles, just
130 meters to
Southbourne cliff tops”

Winkworth

for every step...

GUIDE PRICE £800,000 - £825,000

Three Bedrooms
Two Reception Rooms
Two Bathrooms
130 Metres To Southbourne Cliff Tops
Off Road Parking For Several Vehicles
550 Metres To Southbourne High Street

EPC: D | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Stourcliffe Avenue?

Stourcliffe Avenue enjoys a premium location and is ideally positioned just 130 metres to Southbourne cliff tops where you can admire the panoramic views from the Isle Of Wight and the White Bear to Old Harry Rocks. Take a stroll down the zig zag and you can find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There is a range of water sports available by Boscombe Pier along with a number of beach side restaurants, cafés and bars to take in along with the way. Southbourne high street is approximately 550 metres away. The high street has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops. There are excellent transport link to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This three bedroom, two reception room, detached chalet benefits from two ground floor bedrooms, serviced by a ground floor family bathroom which includes a jacuzzi bath and jacuzzi style shower. There are two reception rooms. The lounge enjoys a dual aspect, flooding the room with natural light and direct access to the rear garden. The kitchen would benefit from some updating.

The primary bedroom is located on the first floor with a generous en-suite bathroom which enjoys a double ended bath, wash hand basin and wc.

Outside, the property has a wrap around garden which has been mainly laid to lawn with off road parking to the front.





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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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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