



FLAT 7  
THE LIGHTHOUSE  
28 STOURCLIFFE  
AVENUE  
BH6 3PT

LEASEHOLD  
GUIDE PRICE  
£275,000 - £300,000

“A well presented, two double bedroom, two bathroom, first floor flat with off road parking, less than 300 meters to Southbourne cliff tops”

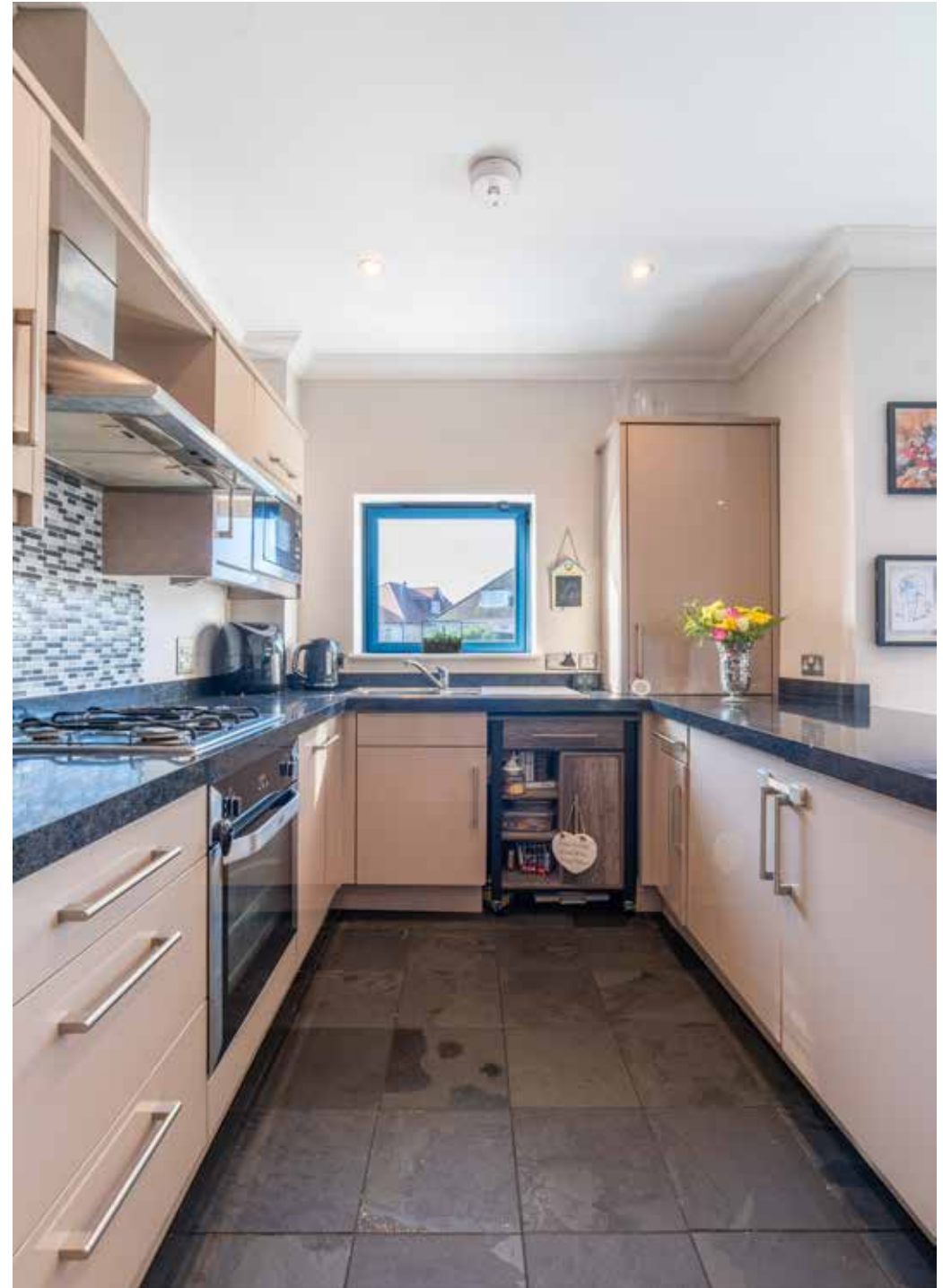
**Winkworth**

for every step...

GUIDE PRICE £275,000 - £300,000

Two Double Bedrooms  
Open Plan Kitchen / Dining / Lounge  
Two Bathrooms  
Allocated Off Road Parking  
Less Than 300 Meters To Southbourne Cliff Tops

EPC: B | COUNCIL TAX: C | LEASEHOLD 106 YEARS REMAINING | MAINTENANCE £1562 P/A | GROUND RENT £384 P/A | PETS BY CONSENT | MINIMUM THREE MONTH RENTAL  
01202 434365  
southbourne@winkworth.co.uk



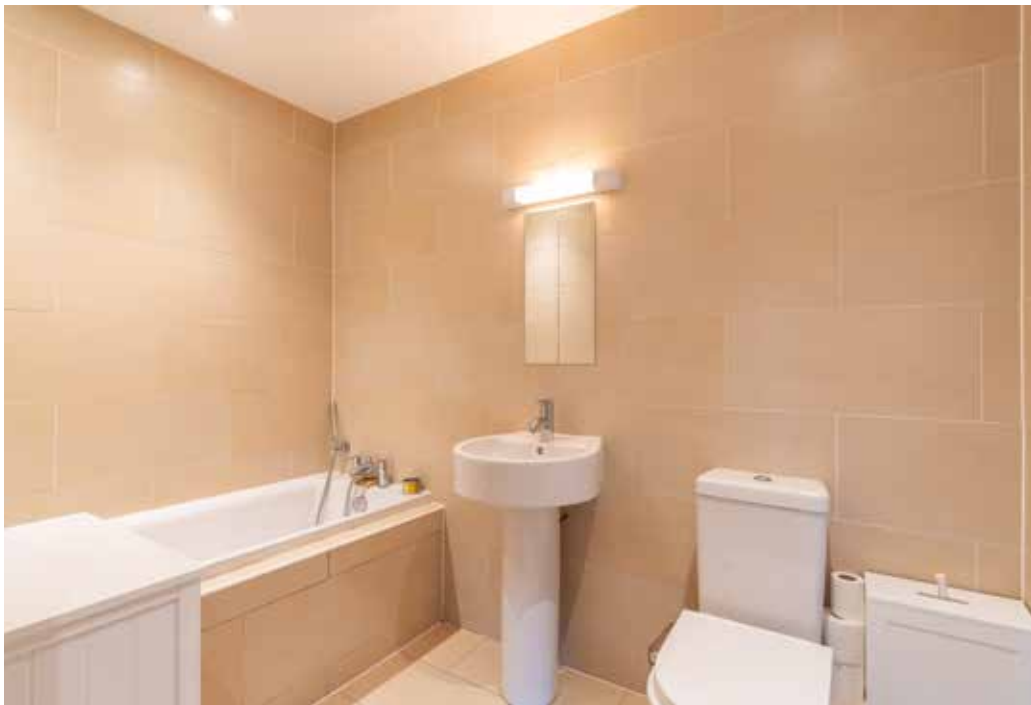


## Why Stourcliffe Avenue?

Stourcliffe Avenue is conveniently located less than 300 meters to Southbourne cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of beach side restaurants, bars and cafés to take in along the way. Southbourne's bustling high street is less than 500 meters away. The high street has been rejuvenated over recent years to include a range of independent cafés, bars, shops and restaurants along with excellent transport links to Christchurch and Poole. Pokesdown train station is less than a mile away making this the ideal location for anyone looking to commute.

This two bedroom first floor flat is well presented throughout. The open plan lounge / kitchen / dining room enjoys double doors leading out to the balcony. The kitchen area includes a range of modern cabinets, integrated oven and hob with overhead extractor, under counter fridge / freezer and washing machine with counter tops and flooring to complement with ample space for dining furniture.

Both bedrooms are double in size while bedroom one includes built-in wardrobes and an en-suite shower room. The family bathroom incorporates a bath with hand-held shower, wash hand basin and wc, complemented with stylish tiles. Outside, the property is conveyed with an allocated parking space with bike storage to the rear.





**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.



Lori Leon

lleon@winkworth.co.uk  
07918 932490  
Winkworth Southbourne  
29 Southbourne Grove,  
Bournemouth, Dorset, BH6  
3QT

01202 434365  
southbourne@winkworth.co.uk  
winkworth.co.uk/southbourne

“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.”

**Winkworth**

for every step...