



FLAT 2
2 GRAND AVENUE
BH6 3SU

OFFERS IN EXCESS OF
£230,000
LEASEHOLD

“A unique, character
top floor flat
conveniently located
on Southbourne
highstreet and just 550
meters to Southbourne
Clifftops“

Winkworth

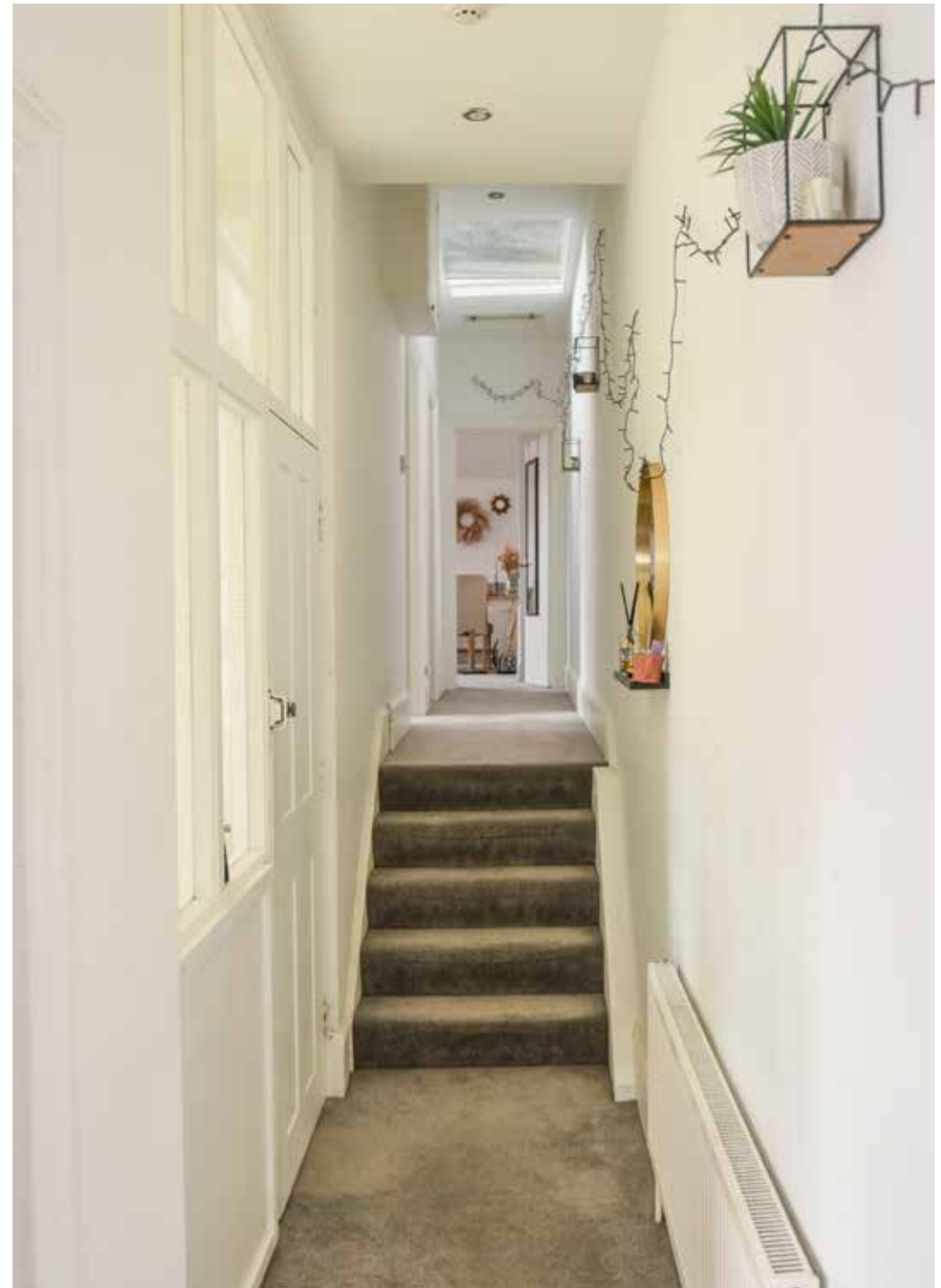
for every step...

OFFERS IN EXCESS OF £230,000

Two Double Bedrooms
Top Floor Flat
Well Presented
Split Level
On the highstreet
Excellent Rental
550 Meters To Southbourne Clifftops

EPC: D | COUNCIL TAX: B | LEASEHOLD: 105 YEARS RE-
MAINING | GROUND RENT: PEPPERCORN | MAINTENANCE
AS AND WHEN | PETS PERMITTED | HOLIDAY LETS TBC

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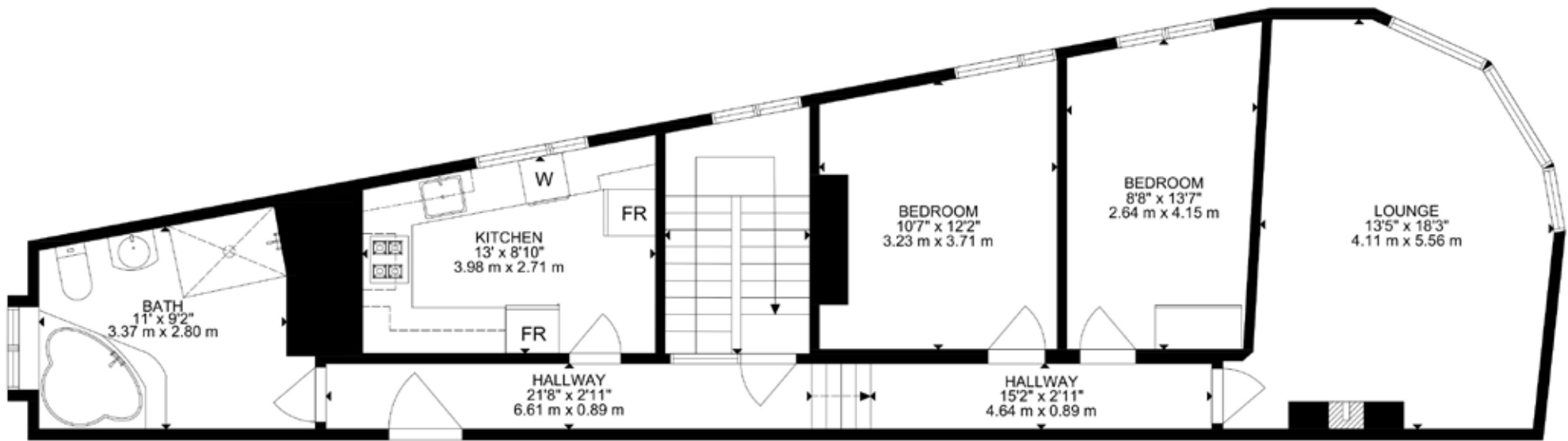
Why Grand Avenue?

Grand Avenue is conveniently located in the heart of Southbourne. Southbourne's vibrant highstreet offers an array of independent cafes, restaurants and convenience shops along with good bus routes and nearby Pokesdown train station. Southbourne clifftops are just 550 meters away where you can admire the views from the Isle of Wight to Old Harry Rock.

Take a stroll down the zig zag and find miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sanbanks. Take in one of the many watersports available at Boscombe Pier or simply relax in one of the many beachside cafes and restaurants long the way.

This unique, two double bedroom, top floor, split level flat enjoys a convenient highstreet location. The kitchen is well equipped with a range of modern white cabinets, integrated oven and hob with overhead extractor, butlers sink with solid wooden worktops to complement.

The lounge / dining room is generous in size with a large bay window providing views of the highstreet. There are two bedrooms, both double in size, serviced by the modern family bathroom which includes a corner bath tub, single corner shower cubicle, vanity unit with built in wash hand basin, wc, stylishly tiled walls and flooring.



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...