



FLAT 5 CARLTON DENE
21 STOURWOOD
AVENUE
BH6 3PW

ASKING PRICE
£325,000
LEASEHOLD

“A two bedroom,
first floor
apartment with garage
approximately 100
metres to Southbourne
cliff tops”

Winkworth

for every step...

ASKING PRICE £325,000

Two Bedrooms
Modern Development
Garage
100 Metres To Southbourne Cliff Tops
700 Metres Southbourne High Street
Private Balcony
Spacious Lounge / Dining Room

EPC: C | COUNCIL TAX: D | LEASEHOLD 100 YEARS REMAINING | MAINTENANCE £1816 P/A | GROUND RENT £250 P/A | PETS BY CONSENT | NO HOLIDAY LETS

01202 434365
southbourne@winkworth.co.uk





Why Stourwood Avenue?

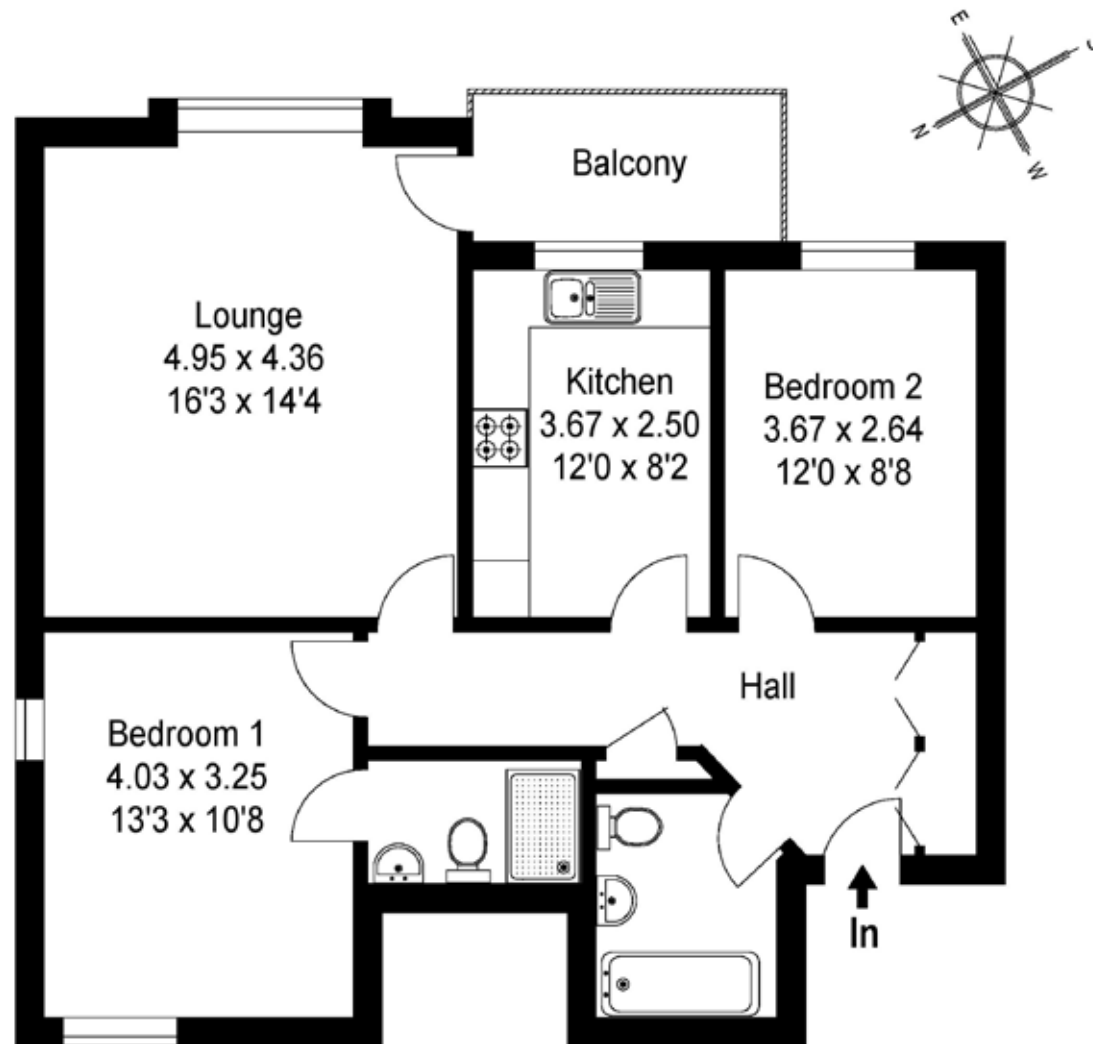
Stourwood Avenue enjoys a convenient location in the heart of Southbourne. Just 100 metres away are Southbourne cliff tops with panoramic views from the Isle Of Wight across to Old Harry Rock. Take a stroll down the zig zag and you will find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks with a number of restaurants, cafés and bars to take in along the way. There are a number of water sports available by Boscombe Pier for anyone keen to try their hand. Whatever you choose, there is something for everyone. Located just 700 metres away is Southbourne vibrant high street which has been rejuvenated over recent years to include a number of bars, restaurants and convenience shops along with excellent transport links and Pokesdown train station for anyone looking to commute.

This two bedroom apartment benefits from an open plan lounge / dining room with a triple aspect flooding the room with natural light. Double doors lead out to the balcony ideal for soaking up the summer sun. The kitchen incorporates a range of storage cupboards with an integrated oven and hob with overhead extractor. Space and plumbing for free standing appliances.

There are two bedrooms, both double in size with bedroom one benefiting from an en-suite shower room with shower cubicle, wash hand basin and wc. The family bathroom enjoys a bath with hand-held shower attachment, wash hand basin and wc.

Outside, the grounds are well maintained with a driveway leading to the garage block.

Approximate Gross Internal Area :- 75 sq m / 812 sq ft



First Floor

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.



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

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

“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...