



5 STOURCLIFFE
AVENUE
BOURNEMOUTH
BH6 3PT

FREEHOLD
GUIDE PRICE
£550,000 - £575,000

“A family home which
is currently divided
into two, two bedroom
flats, ideal for home
and income or could
be converted back into
one house with off
road parking, just 400
metres to Southbourne
cliff tops”

Winkworth

for every step...

GUIDE PRICE £500,000 - £575,000

Two, Two Bedroom Flats
Ideal Home & Income
Could Be Converted Back Into A Family Home
400 Metres to Southbourne Cliff Top
Off Road Parking For Two Vehicles

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Stourcliffe Avenue?

Stourcliffe Avenue is ideally located just 400 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 350 metres away.

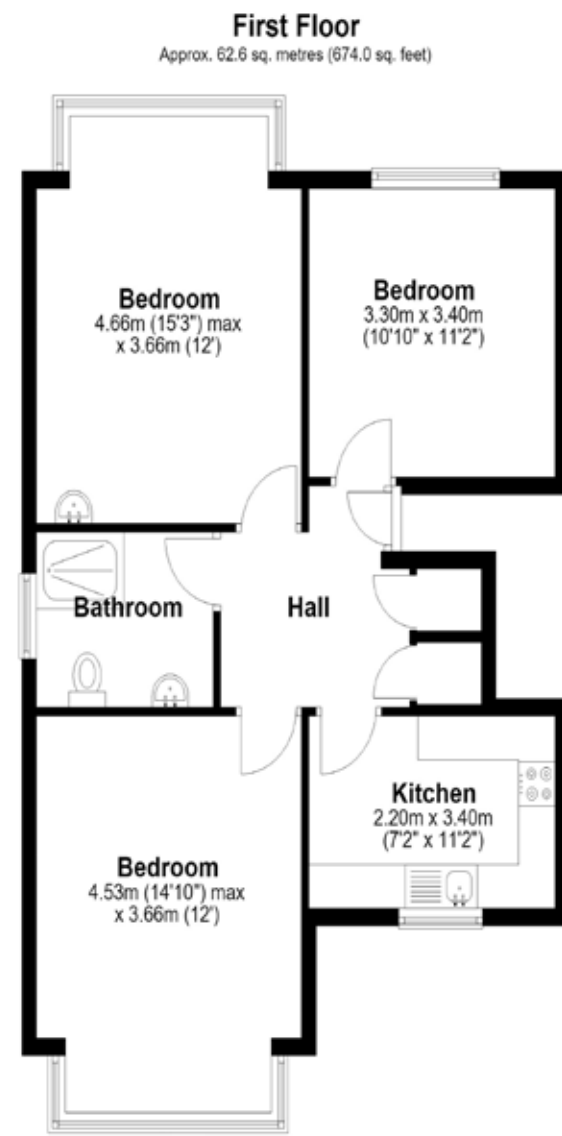
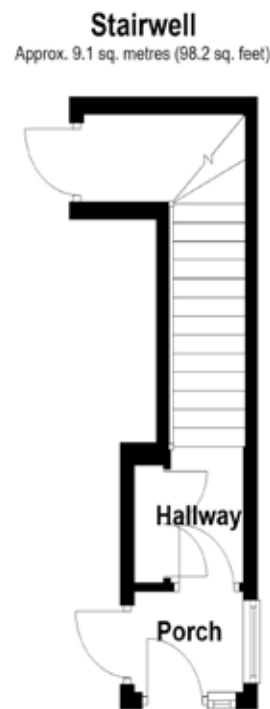
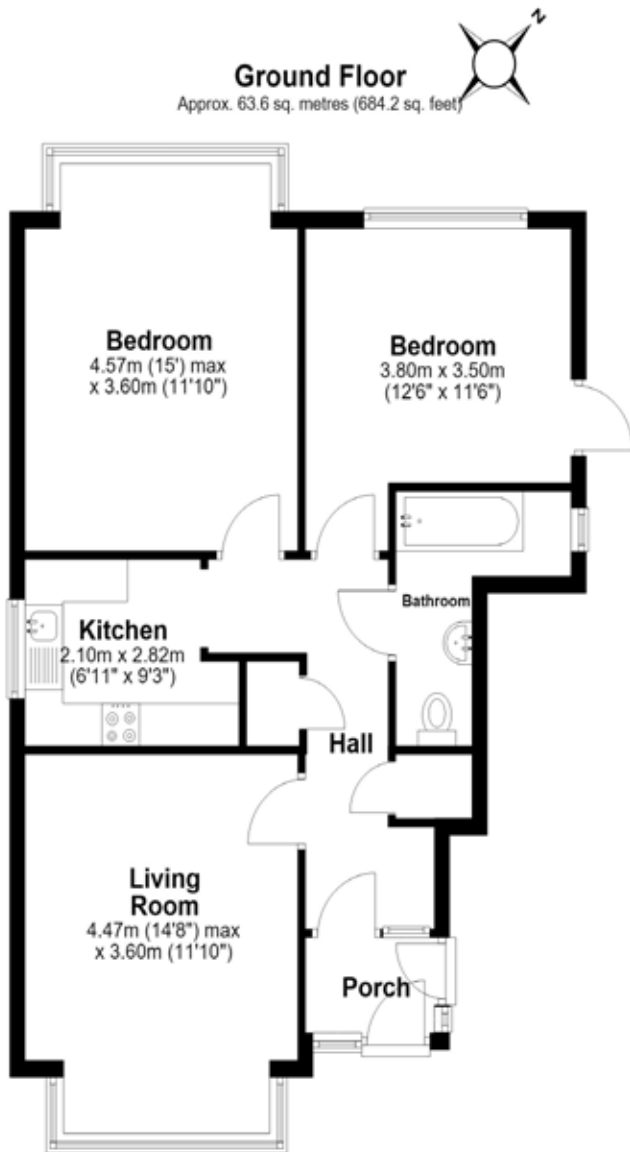
Southbourne high street has been rejuvenated over recent years to include a number of independent convenience shops, bars and restaurants and benefits from excellent transport links with bus routes to Bournemouth and Christchurch and

Pokesdown train station for anyone looking to commute. This property is ideal for anyone looking to create their dream home and for coastal living.

This detached property is currently configured as two, two bedroom flats which is ideal for home and income or multi generational families. The property could be converted back into one house if required. Both flats enjoy a spacious lounge with both bedrooms being serviced by the family bathrooms.

The rear garden is fully enclosed and laid to lawn with a useful wooden storage shed. The front of the property has been tarmacadam to provide off road parking for two vehicles.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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.



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...