



**Flat 3 Camellia Court, 23 Grand Avenue**

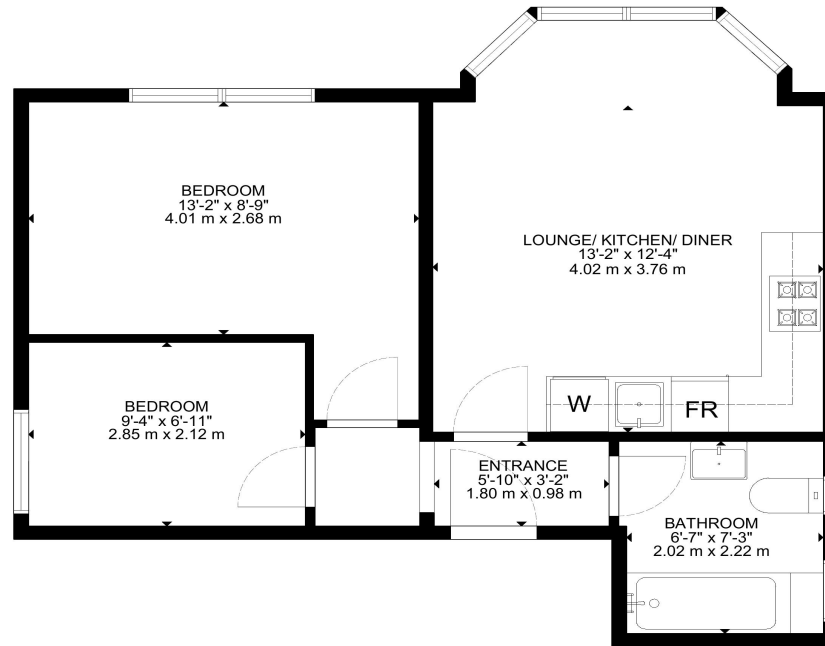
**SOUTHBOURNE, BH6 3SY**

**ASKING PRICE - £250,000**

**Winkworth**



23 Grand Avenue



GROSS INTERNAL AREA  
FLOOR 1 : 44 m2, 473 SQ FT  
TOTAL: 44 m2, 473 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## ASKING PRICE - £250,000 LEASEHOLD

An excellent opportunity to purchase a spacious two bedroom apartment, situated on a popular avenue, with the golden sandy beach to one end and Southbourne's popular high street to the other.

The property is accessed from a single flight of stairs, through the well maintained communal hallway.

Once inside, the apartment benefits from a spacious open-plan kitchen / lounge with a gas hob and a range of fitted units and space for a range of appliances.

The large double bedroom is spacious and bright with ample space whilst the second bedroom is currently fitted with bunk beds and is a good size single room.

The modern bathroom has been refurbished and benefits from a bathtub with an overhead shower as well as a WC and a washbasin.

Two Bedrooms | Open-plan Kitchen / Spacious Lounge |  
Modern Bathroom | Allocated Parking |  
Excellent Location

EPC: TBC | COUNCIL TAX B | Year lease remaining | Pets  
By Consent | Maintenance | Ground Rent

01202 434365  
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Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

**Winkworth Southbourne**  
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