



FLAT 4, 20 PINECLIFFE
AVENUE
SOUTHBOURNE
BH6 3PZ

ASKING PRICE -
£250,000

“A 2 double bedroom,
2 bathroom, first floor
flat in a sought after
location just 300
meters to
Southbourne beach.”

Winkworth

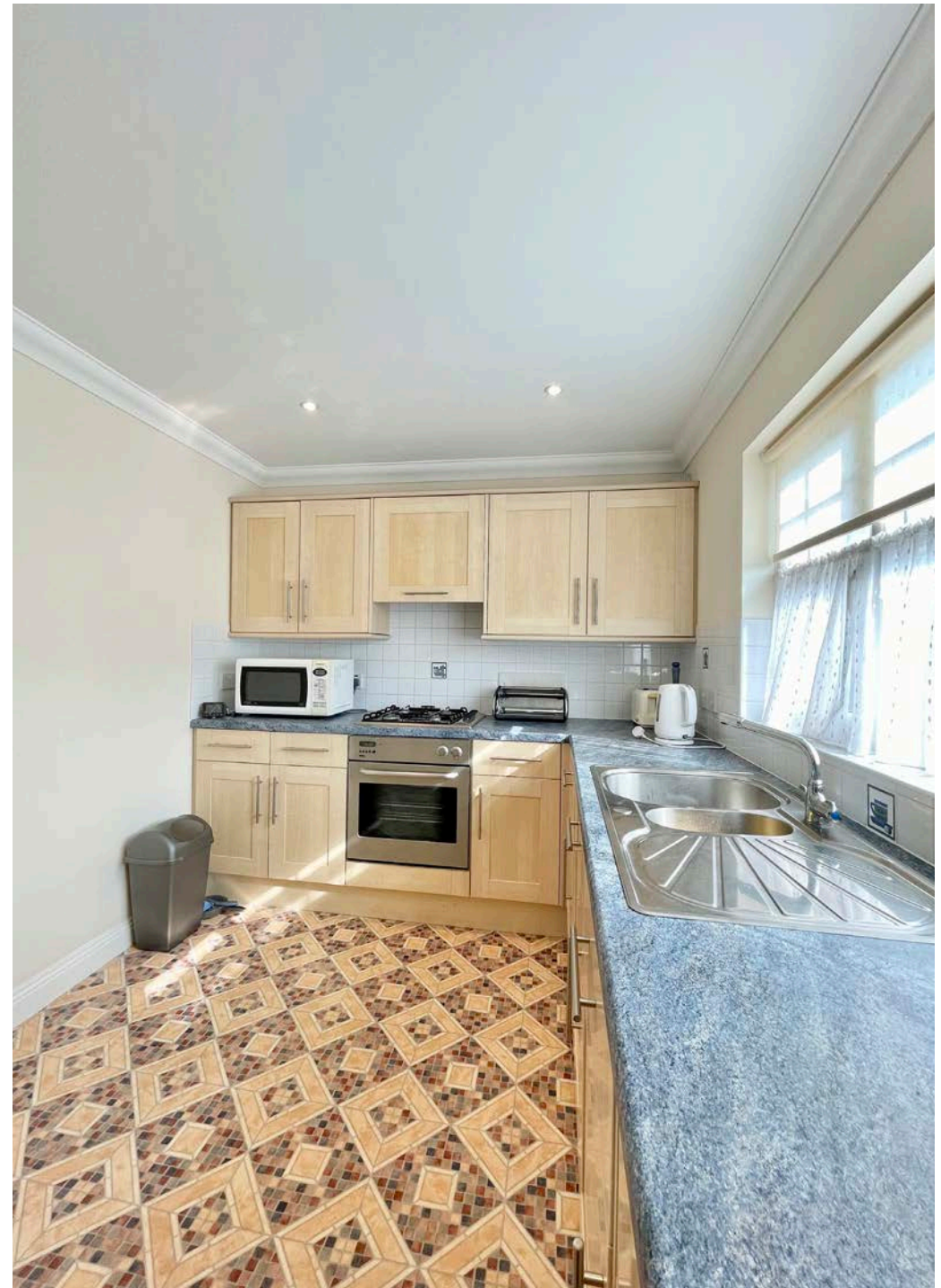
for every step...

ASKING PRICE £250,000

Two Double Bedrooms
Two Bathrooms
Large Kitchen
Spacious Lounge / Diner
Off Road Parking
Sea Glimpse
300m To Clifftops

EPC: TBC | COUNCIL TAX: D | LEASEHOLD - 103 YEARS | SERVICE
CHARGE £1264 PA | GROUND RENT £50 PA | PETS / HOLIDAY LETS
NOT PERMITTED

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Why Pinecliffe Avenue?

Pinecliffe Avenue is a sought after location, being only 300 meters from the beach. Southbourne Grove is also nearby, which offers a range of shops, restaurants, and amenities. There are also excellent transport links, with regular buses running to nearby towns.

This two double bedroom, two bathroom apartment is set within a modern development which is well-maintained and offers a secure entry system. The apartment itself has a welcoming entrance hall and benefits from a useful storage cupboard. The kitchen is a standout feature of the property, offering ample storage and workspace. There is an integrated oven and hob with overhead extractor, fridge and freezer. The large window floods the room with plenty of natural light.

The largest of the two double bedrooms is particularly impressive, with space for a king-size bed and additional furniture. The en-suite shower room includes a double shower cubicle, wash hand basin and WC. The second bedroom is also double in size and can comfortably fit a double bed and furniture.

The family bathroom enjoys a bath with handheld shower, wash hand basin, and WC, with modern fittings, complimented with stylish tiled walls and flooring.

The open plan lounge / dining room is dual aspect providing natural light with plenty of space for a range of furniture and a glimpse of the sea at the end of the road, which is a lovely feature of the property.

There is a car park to the side of the property which provides one allocated parking space.

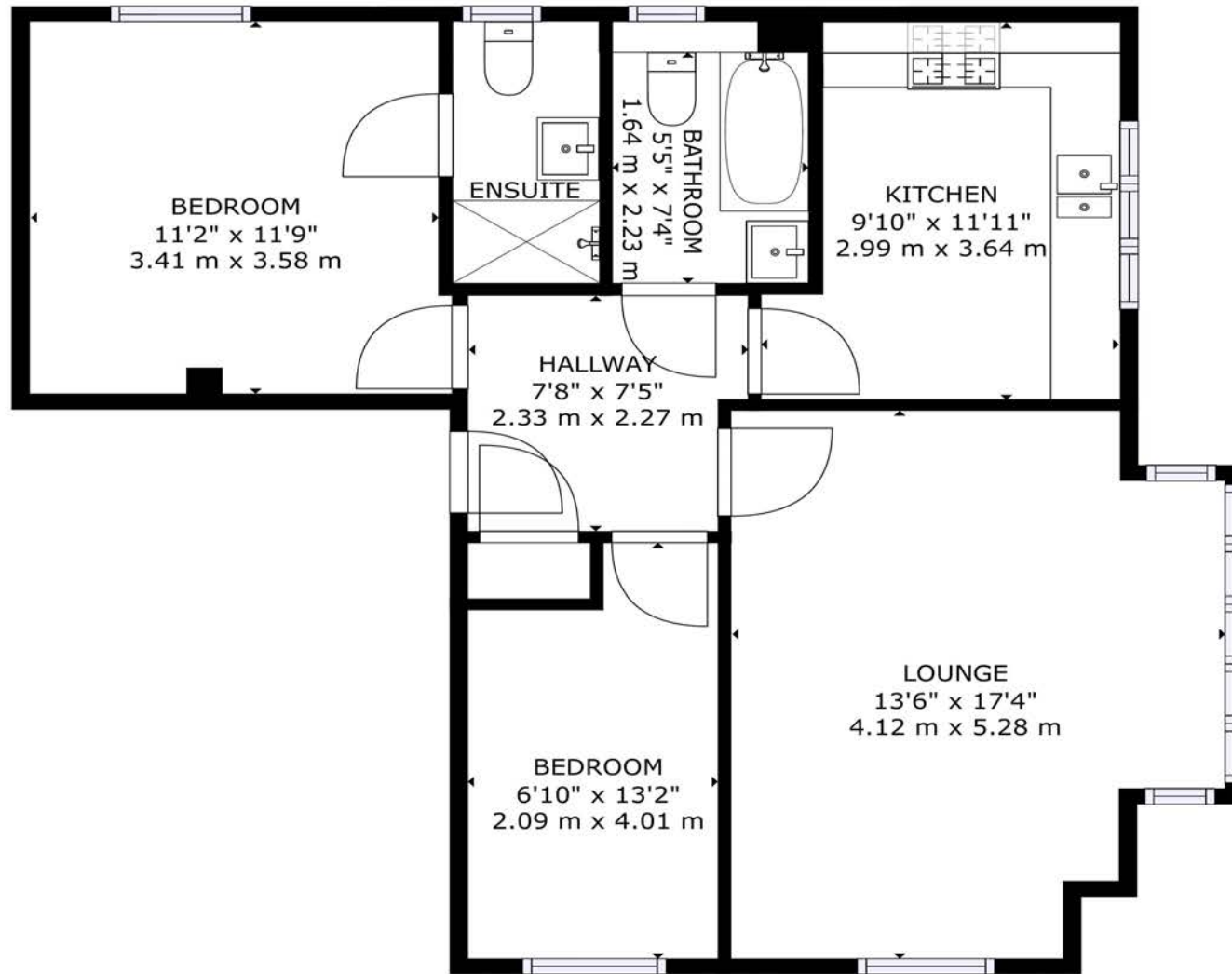
The property is offered with no forward chain.



Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.





GROSS INTERNAL AREA
 FLOOR 1: 696 sq. ft, 65 m²
 TOTAL: 696 sq. ft, 65 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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.”



for every step...