



FLAT 3  
16 STOURWOOD  
AVENUE  
SOUTHBOURNE  
BH6 3PW

LEASEHOLD  
GUIDE PRICE  
£375,000 - £400,000

“A two / three  
bedroom, one /two  
reception room, first  
floor character  
apartment with sea  
views, garage and off  
road parking just 100  
metres to Southbourne  
cliff tops”

**Winkworth**

for every step...

GUIDE PRICE £375,000 - 400,000

Two / Three Bedrooms  
One / Two Reception Rooms  
Character Apartment  
Sea Views  
Garage  
Off Road Parking  
100 Metres To Southbourne Cliff Tops

EPC: C | COUNCIL TAX: C | LEASEHOLD 971 YEARS REMAIN-  
ING | MAINTENANCE £1600 P/A | GROUND RENT N/A | PETS  
BY CONSENT /NO HOLIDAY LETS PERMITTED  
01202 434365  
[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)







## Why Stourwood Avenue?

Stourwood Avenue is conveniently located less than 100 metres to Southbourne cliff tops where you can admire the panoramic sea views from the Isle Of Wight to Old Harry Rocks. Take a stroll down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There is a range of water sports available by Boscombe Pier with a number of beach side restaurants, bars and cafés to take in along the way. Southbourne high street is just 700 metres away. The high street has been rejuvenated in recent years to include a selection of independent shops, cafés, micro breweries and restaurants. Southbourne offers excellent transport link to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This two double bedroom character apartment is located on the first floor within this historic building which was built for King Edward VII. The spacious lounge / dining room enjoys high ceilings with a feature bay window providing the ideal space for dining and enjoying the sea views. The kitchen is well equipped with a range of modern cabinets and integrated appliances. There is a further reception room for more formal dining or could be used as a third bedroom. There is a large storage cupboard in the hallway with plumbing for a washing machine.

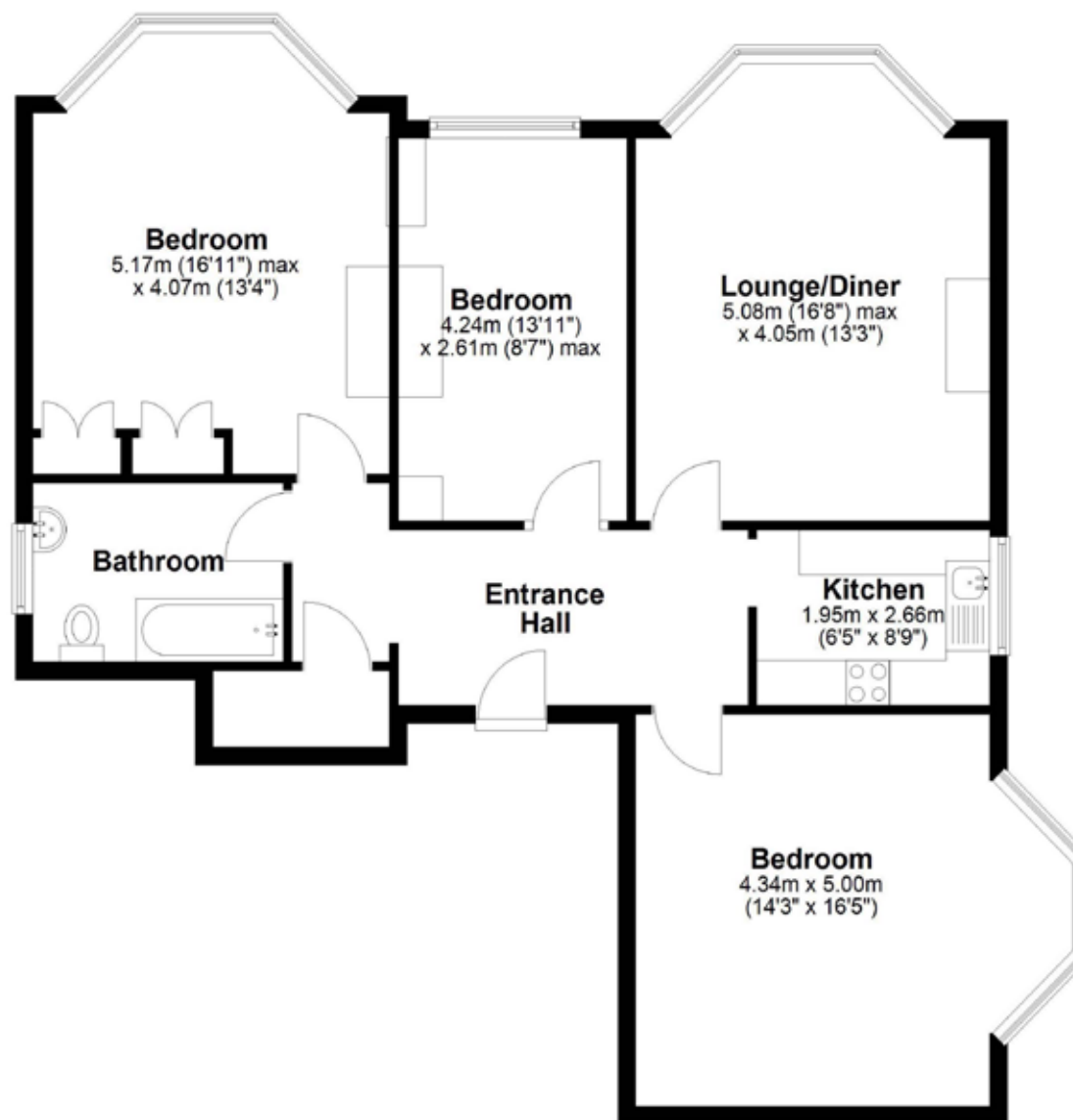
Both bedrooms are large doubles in size, serviced by the family bathroom which includes the original tiles, a bath, wash hand basin and wc.

Outside, the properties grounds are well maintained. The driveway leads to a block of garages and off road residents parking.



## First Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



### 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 don't 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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“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**

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