

# 14 Coastside, 1 Studland Road, Bournemouth, BH4 8HZ



# Property overview

## Guide Price £400,000

A well-presented two-bedroom, two-bathroom ground floor self-contained 'bungalow style' apartment in the popular "Coastside" development just 320 yards from the clifftop and beach.

The accommodation (accessed via private gate to path and front door) offers an entrance hallway with a storage cupboard, an open plan 20' lounge/diner, two double bedrooms one of which has an en-suite, kitchen and bathroom.

Externally there is a wrap-around path and a southerly-facing courtyard/garden.

The property also benefits from a private entrance, share of freehold with a remainder of 999 yr lease and secure undercroft allocated parking space and bike storage area.

The property is being offered with vacant possession and no forward chain.

The block is enviably located at the sea end of Studland Road, Bournemouth, convenient for Alum Chine Beach (c.320 yards), Branksome Chine Gardens (1.0 miles), popular bars, restaurants and shopping of Westbourne, Bournemouth Town Centre (2.5 miles), local nursery, pre-schools, primary and academy schools and travel links to further afield to Poole (3.8 miles) and Christchurch (7.9 miles).



# Accommodation

## **Front External:**

Private Entrance to the side of the building via gate, leading to wrap around path, UPVC door to:

## **Entrance Hall: 15' 7" max x 11' 1" max (4.75m x 3.38m)**

Spotlights, skylight, smoke alarm, thermostat control dial, radiator, burglar alarm control panel, engineered wood flooring, doors to accommodation and double doors to:

## **Cupboard: 7' 6" x 1' 9" (2.28m x 0.53m)**

Providing storage, also housing glow-worm combination boiler and electric consumer unit.

## **Lounge/Diner: 20' 10" max x 12' 4" max (6.35m x 3.76m)**

Windows to rear and side aspect, wall mounted lights, patio door to courtyard/garden, engineered wood flooring, TV point.

## **Kitchen: 9' 10" max x 7' 6" max (2.99m x 2.28m)**

Spotlights, window to front aspect, range of eye and base level units with integrated appliances (fridge/freezer, dishwasher, washing machine, AEG fan oven with induction hob), glass splash back and extractor fan over, tiled flooring.

## **Bedroom One: 12' 9" x 9' 9" (3.88m x 2.97m)**

Window to rear aspect, radiator, TV point, door to:

## **En-Suite: 6' 2" max x 4' 10" (1.88m x 1.47m)**

Skylight, ceiling mounted extractor fan, part tiled walls, wash hand basin with mixer tap and tiled splash back with mirror & vanity light over, shower enclosure with mixer tap and handheld shower attachment over, WC with concealed cistern, ladder style towel radiator.

## **Bedroom Two: 11' 4" max x 11' 1" max (3.45m x 3.38m)**

Window to front aspect, radiator.

## **Bathroom: 6' 1" x 5' 9" (1.85m x 1.75m)**

Spotlights, part tiled walls, obscured window to front aspect, wash hand basin with large mirror above, ladder style towel radiator, tiled panelled bath (with mixer tap, shower attachment and shower curtain over), WC with concealed cistern.

## **Private Courtyard/Garden:**

Southerly facing private courtyard/garden, enclosed by fence and wall, pedestal porcelain paving slabs (4 years old), outside tap, wrap-around path to front.

## **Under croft Parking:**

Vehicular access by secure remote-control door. Also accessible via communal entrance, stairs and lift to lower ground floor.

The property benefits from an allocated substantial end parking bay in the secure under croft parking garage where there is also a residents' bike storage area.

## **Tenure:**

Share of freehold, remainder of c.999yr lease (approximately 980 years remaining).

## **Service Charge:**

£2,200 per year

## **Ground Rent:**

None.

# Photography





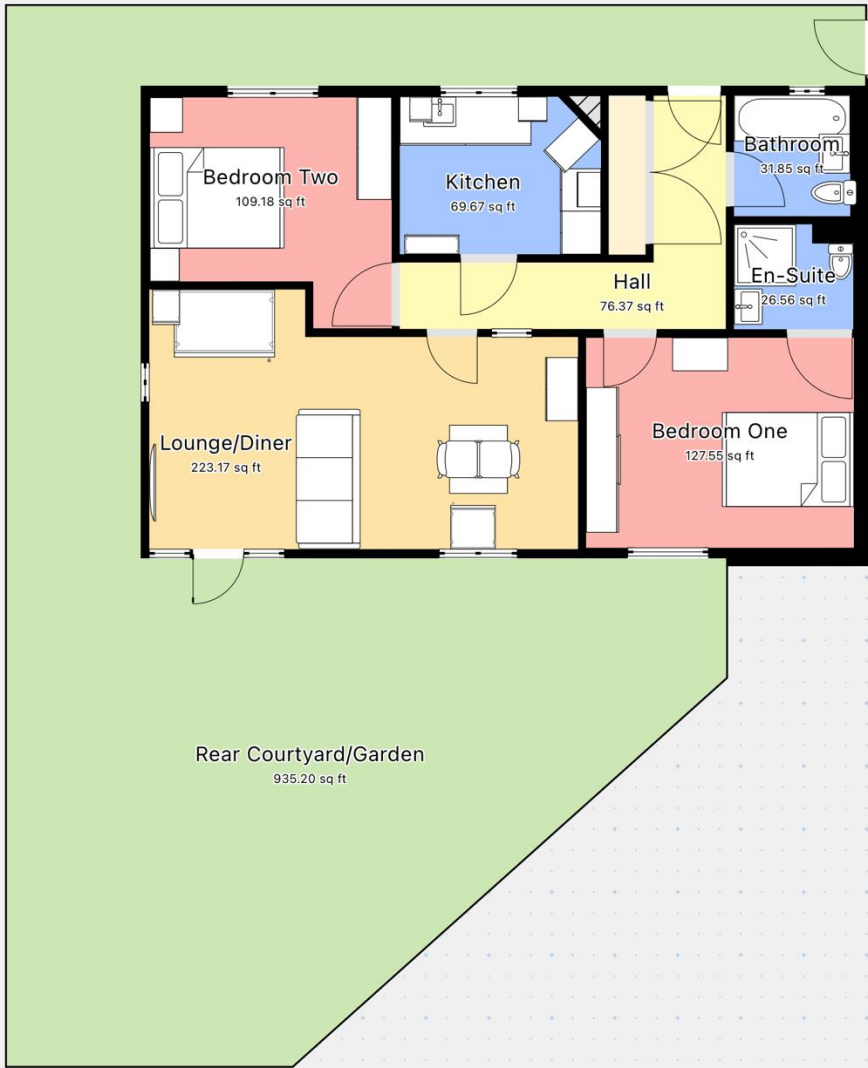








# Floor Plan



# EPC

Flat 14 Coastside 1 Studland Road BOURNEMOUTH BH4 8HZ	Energy rating	Valid until:	9 March 2032
	<b>C</b>	Certificate number:	7400-7205-0922-4199-3723

Property type	Ground-floor flat
Total floor area	73 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

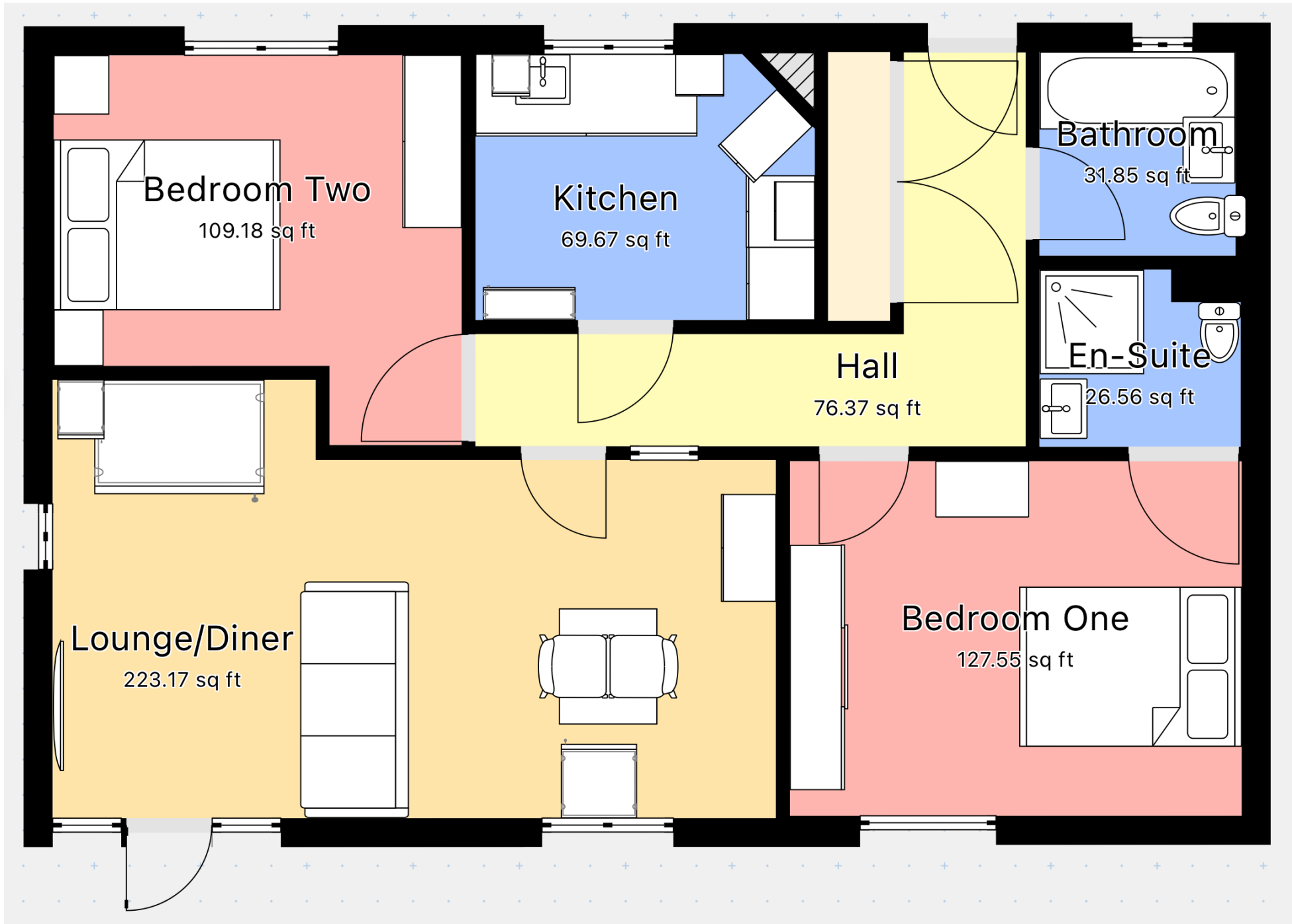
This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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