

26, Beechwood Avenue, Bournemouth, BH5 1LZ



Property overview

Guide Price £500,000

A well presented and extended three double bedroom garden flat situated in Beechwood Avenue, Southbourne.

Convenient for the popular shops, restaurants and amenities of Southbourne Grove (0.7 miles), Boscombe & Southbourne Overcliff (0.4 miles), scenic walks of Shelley Park (0.3 miles) and Fishermans Walk (0.6 miles) as well as travel routes to Bournemouth (2.3 miles), Christchurch (2.7 miles) and beyond.

The accommodation (which is the whole ground floor of the building) offers entrance hallway, utility, open plan kitchen/dining room opening to living/garden room with wood burner and bifold doors to the garden, inner hallway, master bedroom with en-suite bathroom, second bedroom which could serve as an additional reception, and third bedroom (all good sized doubles).

Externally, there is a front garden area, an established private rear garden with a summer house (with power), and a timber-framed and glazed garage vestibule leading to the 18'4" detached brick-built garage.

The property also benefits from gas-fired central heating, UPVC double glazing, private driveway parking for multiple vehicles, and freehold for the building.



Accommodation

Front/Side External:

Vehicular access from Beechwood Avenue, front garden section laid to shingle, tarmac driveway providing parking for multiple vehicles, double doors to garage vestibule, side aspect front door to:

Entrance Hall: 8' 3" x 2' 9" (2.51m x 0.84m)

Light point, door to Kitchen/Diner, door to:

Utility Room: 5' 11" max x 4' 11" max (1.80m x 1.50m)

Light point, range of eye level units, cupboard housing glow worm combination boiler, obscured window to front aspect, recess/space for washing machine and dryer.

Kitchen/Diner: Overall: 20' 10" max x 12' 7" max (6.35m x 3.83m)

Kitchen Area: 12' 7" max x 11' 5" max (3.83m x 3.48m)

Spotlights, window to rear aspect, range of eye and base level units, integrated appliances (low level fridge, dishwasher), composite 1 1/2 bowl sink/drainage, range cooker, open plan with:

Dining Area: 12' 8" max x 9' 6" max (3.86m x 2.89m)

Spotlights, opening to hallway, opening to:

Garden Room (Extension): 16' 1" x 8' 8" (4.90m x 2.64m)

Spotlights, high level window to side aspect, radiator, contemporary floor-to-ceiling log burner with feature slate tiled wall behind, bifold doors to garden.

Inner Hallway: 28' 8" max x 3' 6" max (8.73m x 1.07m)

Smoke alarm x 2, radiator, doors to accommodation and door to:

Bathroom: 8' 0" x 6' 2" (2.44m x 1.88m)

Fully tiled walls and floor, extractor fan, obscured windows to side and rear aspects, walk-in shower enclosure with shower over, wash hand basin with storage below, towel radiator, WC.

Bedroom One: 18' 6" max x 16' 0" max (5.63m x 4.87m)

Previously used as an Airbnb self-contained studio (accessible from inner hallway and also from the front garden area). Bow bay corner window to front and side aspect, radiator, bay lobby with glazed door to front garden section, door to:

En-Suite: 8' 9" x 5' 1" (2.66m x 1.55m)

Spotlights, obscured window to front aspect, fully tiled walls and floor, panelled bath with inset-shower controls, handheld attachment and rainfall shower over, wash hand basin with storage below and mirror above, ladder style towel radiator, WC with hidden cistern.

Bedroom Two (Potential extra reception): 17' 9" max into bay x 13' 10" max (5.41m x 4.21m)

Picture rail, bay window to side aspect, range of fitted wardrobes, radiator, feature fitted headboard with bedside lights.

Bedroom Three: 16' 3" max x 10' 11" max (4.95m x 3.32m)

Picture rail, windows to side aspects, two radiators.

Rear Garden:

Enclosed by fence, wall and foliage, (established planting, shrubs and ornamental trees), laid to patio slabs and grass, raised veggie patches, green house, summer house (9'7" max x 7'8" max), door to:

Garage Vestibule: 16' 7" x 13' 2" (5.05m x 4.01m)

Timber frame, polycarbonate roof, power and light, providing storage, double doors to front, electric up and over garage door to:

Garage: 18' 4" max x 13' 3" max (5.58m x 4.04m)

Brick built with pitched and tiled roof, power and light, obscured window to garden, ladder to attic storage space.

Tenure:

Sold with freehold for the whole building, granting a 999 year lease to the first floor flat.

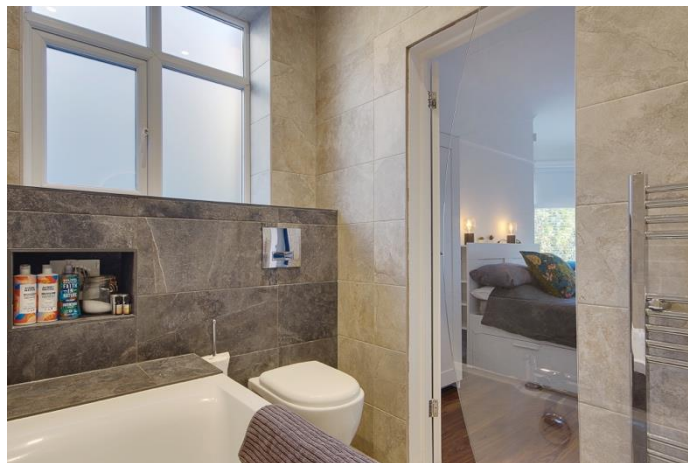
Service Charge:

50% As and When with the first floor flat.

Photography













Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

EPC

Energy performance certificate (EPC)

26, Beechwood Avenue
BOURNEMOUTH
BH5 1LZ

Energy rating
E

Valid until: 21 July 2026

Certificate number: 0910-2857-7735-9396-1981

Property type

Ground-floor flat

Total floor area

149 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 E. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

