



Estate Agents



Auctioneers

Belle Vue Road, Southbourne, Bournemouth, BH6 3DH

Guide Price £285,000 – Leasehold

**Extremely Spacious Three Bedroom First Floor Flat | Private Entrance, Ground Floor Lobby and Stairs to First Floor Hallway
Open-Plan Modern Kitchen/Living Room | Three Bedrooms | Modern Bathroom | Off Road Parking Space | 999 Year Lease**

This very spacious three bedroom first floor flat is located mere moments away from the award winning Southbourne beach and local shops at Southbourne Crossroads; Southbourne Grove with its larger array of shops, bars, cafes, coffee shops and restaurants is also nearby.

The property is accessed via its own private entrance and a ground floor entrance lobby provides enough space to hang coats and store shoes; stairs lead up to the good sized first floor hallway which has a storage cupboard and doors leading to all rooms. The modern open-plan living room/kitchen is an impressive 21' in length and has windows on the side as well as overlooking the rear of the property, with sea glimpses - giving it a really bright and airy feel; the kitchen is fitted with a modern range of cream-gloss units, has a built-in oven and hob with extraction fan overhead and space for both a tall fridge/freezer and a dishwasher - there is also a breakfast bar with storage units underneath. There is a rear door from the kitchen which has a metal staircase leading down to the allocated parking space. An added bonus is the useful separate utility/storage cupboard which houses the washing machine and has a window for ventilation.

The master bedroom is carpeted and overlooks the front of the property, bedroom two is also a double and overlooks the rear, and the third bedroom measures 10' x 7'. There is a modern bathroom which has fully tiled walls and flooring, fitted with a white three-piece suite along with a mirrored cabinet.

Outside, there is one allocated off road parking space. Viewing is highly recommended to appreciate the size of accommodation on offer. An ideal first time buy or investment opportunity.

Lease: 999 Year lease from 2020
Maintenance: Shared - as and when required

Ground Rent: Peppercorn
EPC Rating: 80 | C

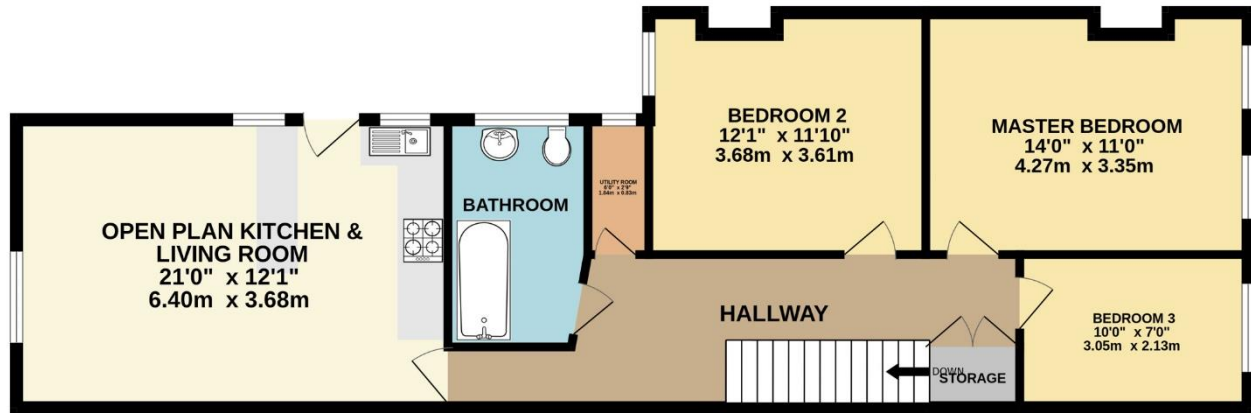




ENTRANCE FLOOR
35 sq.ft. (3.3 sq.m.) approx.



1ST FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

