



Estate Agents



Auctioneers

Southbourne Road, Southbourne, Bournemouth, BH6 3QQ

£375,000 – Share of Freehold

**Immaculate Three Bedroom First Floor Flat | Own Entrance & Stairs to First Floor Landing
Reception Room | Three Double Bedrooms | Modern Bathroom | Modern Kitchen | Off Street Parking**

A superbly presented three double bedroom first floor apartment situated right in the heart of Southbourne, just 50 yards from the popular and bustling high street with its array of bars, shops and restaurants and a short walk to the spectacular clifftop with award winning sandy beaches below. This spacious property boasts UPVC double glazing, plantation shutters, remotely-controlled gas central heating, 17' x 14' reception room, 17' master bedroom, two further double bedrooms, modern bathroom with four piece suite, modern kitchen with quartz worksurfaces, off street parking and the added benefit of a Share of the Freehold. Viewing is highly recommended - no chain.

Enter the apartment via your own private door with stairs leading to the first floor landing. The landing is strikingly bright and spacious and has a freestanding large sliding door wardrobe for additional storage and then doors to all the rooms. To the front aspect is the impressive 17' x 14' reception room with large double glazed bay window with white teak plantation shutters. The kitchen has been refitted with a stylish gloss fronted range of units with quartz worksurfaces, having a built-in Induction hob, double eye-line oven and space for other appliances. There is an electronic Velux window adding light and ventilation.

The 17' master bedroom is at the front of the property, has a double glazed bay window - again with white teak plantation shutters plus a large freestanding sliding door wardrobe; both bedrooms two and three are good sized double rooms and both have large freestanding wardrobes. The bathroom is fitted with a modern white suite of bath, separate walk-in shower cubicle, basin and w/c with tiled floor & walls and a heated towel rail - the large loft space is largely boarded and accessed from here via a hatch with retractable aluminium ladder.

Outside, there is off street parking for one car.

Tenure: Share of Freehold
Ground Rent: Nil

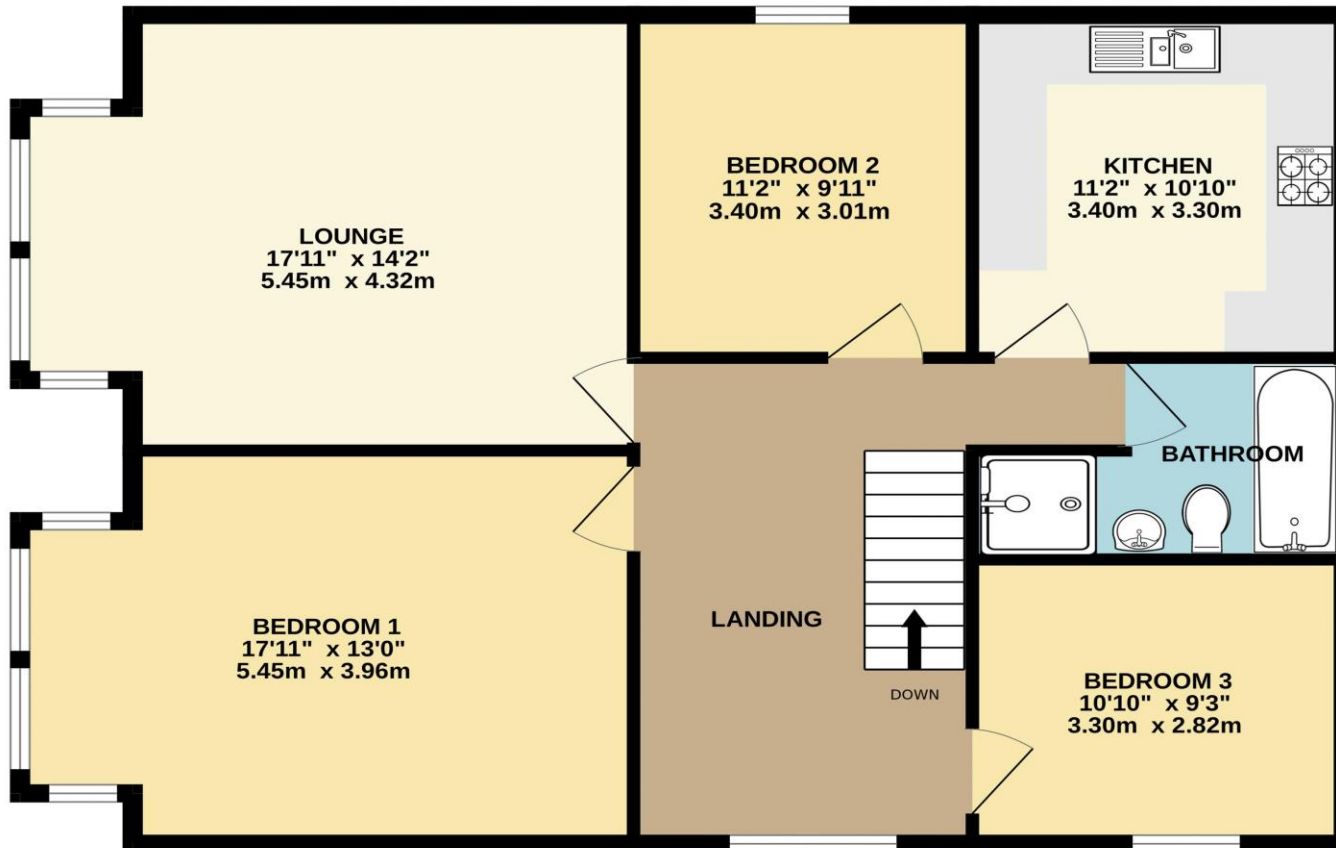
Service Charge: Approx. £1,400 per annum
EPC Rating: 71 | C





TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.
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FIRST FLOOR 1010 sq.ft. (93.8 sq.m.) approx.



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