



Estate Agents



Auctioneers

Twynham Road, Southbourne, Bournemouth, BH6 3EZ
Guide Price £435,000-£450,000 Share of Freehold

**Three Bedroom Ground Floor Flat with Garage & Garden | Private Entrance | Hallway | Lounge | Modern Kitchen
Dining Room/Bedroom 3 | Master Bedroom | Bedroom Two | Modern Bathroom | Shower Room
Driveway for 3/4 Cars & Garage | Private Rear Garden | Share of Freehold**

A quite superbly presented and deceptively spacious three double bedroom ground floor garden flat with garage and parking. The property was completely refurbished by the current owners back in 2018 and now boasts UPVC double glazing, rewired (2018), gas central heating (new boiler 2018), new internal doors, plantation shutters, refurbished parquet flooring, stunning kitchen with built-in appliances, luxury bathroom plus a separate shower room, three excellent sized bedrooms, 15' reception room, private rear garden, multiple off street parking and a garage. The property is located a short walk from local shops and approx. 400 yards from Southbourne's stunning clifftops and award winning beaches below. Share of the freehold - Viewing essential.

Enter via the front door into the surprisingly spacious entrance hallway with plenty of space for storage. The inner hallway then has a door to the side and all the main rooms. To the front aspect is the 15' reception room which has a large window and plantation shutters; the superb kitchen has been refitted with a stylish range of wall and base units, having built-in appliances to include a Bosch double oven, Neff induction hob, integrated Bosch dishwasher, integrated washing machine and Samsung fridge/freezer.

There are three double bedrooms (one is currently in use as a dining room). The main bathroom has been refitted with a luxury suite of bath, vanity basin and w/c with Laura Ashley & Ted Baker tiles. There is a further separate shower room which has a walk-in shower.

Outside, Long imprinted concrete driveway with parking for 2 cars in front of the side gates; behind the gates is space for further parking in front of the garage and under the carport. Detached garage with electronic door, power and light. There is a private rear garden with large, low maintenance patio area and gravel borders.

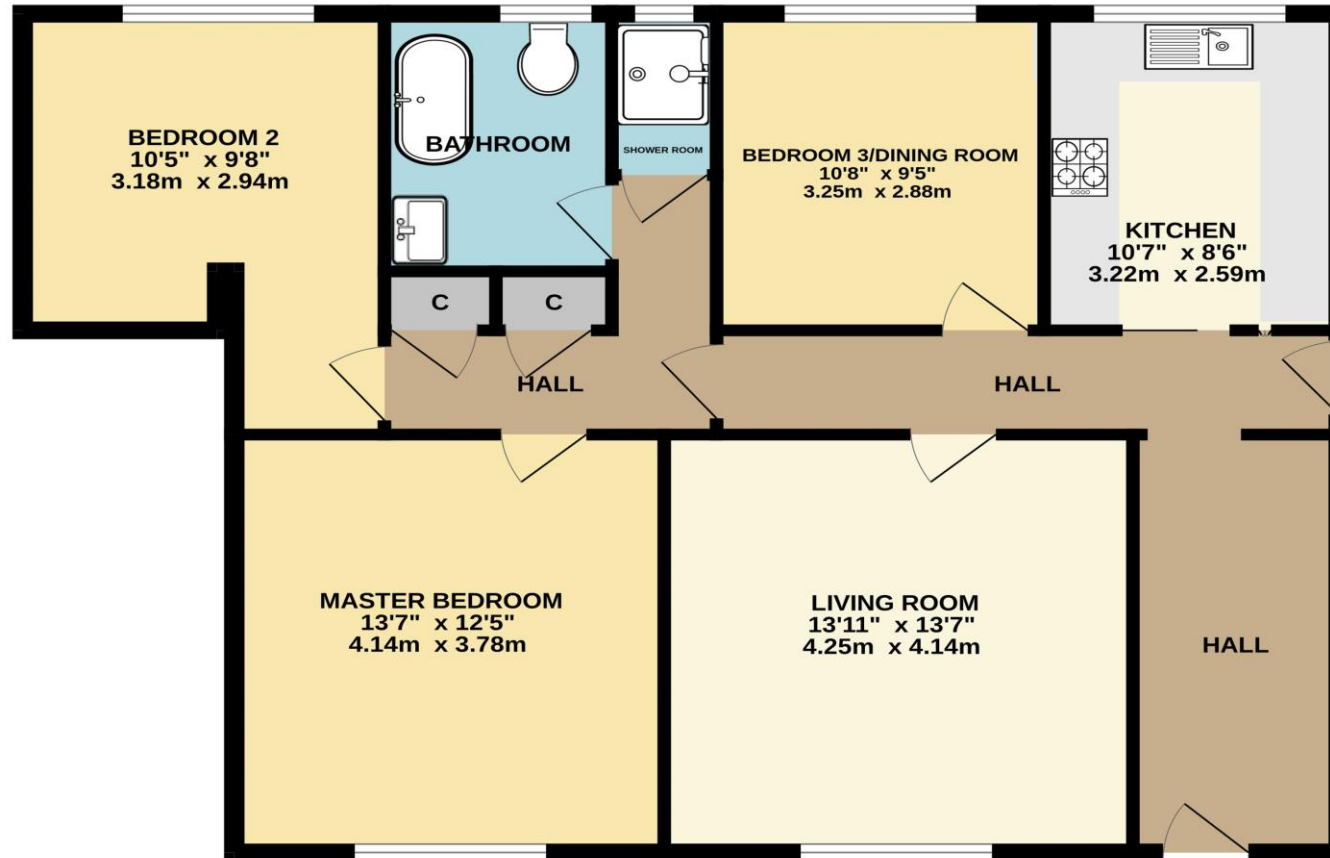
Tenure: Share of Freehold
EPC Rating: 70 | C

Maintenance: Shared - as and when required
Council Tax Band: C





GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.
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