



Estate Agents



Auctioneers

Burtley Road, Southbourne, Bournemouth, BH6 4AP

£450,000 – Leasehold

Spacious Three Bedroom, Two Bathroom First Floor Flat with Garden & Garage
Communal Entrance | Private Entrance Hallway | 17' x 15' Reception Room | Modern Kitchen
Master Bedroom with En-Suite Shower Room | Two Further Double Bedrooms | Bathroom
Garden | Tandem Length Garage | 998 Year Lease

A deceptively spacious three bedroom, two bathroom first floor flat with its own garden and parking, plus a double length garage. The property is located in a quiet road just 350 yards from the picturesque clifftop and beaches at Southbourne as well as local shops at Southbourne Crossroads. Features include double glazing, gas central heating, 17' x 15' reception room, master bedroom with fitted wardrobes & en-suite shower room, two further double bedrooms, spacious bathroom, modern kitchen, large garden with summerhouse, parking and tandem length garage. Viewing recommended.

Enter via the communal staircase to the first floor landing. The private entrance hallway has a coat cupboard, door to the kitchen and then doors to all the rooms from the inner hallway. To the front aspect is the impressive 17' x 15' reception room which features a bay window, flooding the room with natural light. The modern kitchen has a range of wall and base units with contrasting worksurfaces over and space for appliances. The master bedroom has a set of fitted wardrobes and its own en-suite shower room comprising a four piece suite of shower cubicle, w/c, bidet and basin. There are then two further double bedrooms and a spacious bathroom which has a bath with shower over, w/c and basin.

Outside, there is a good sized garden with a sunny aspect, mainly laid to patio for ease of maintenance with mature borders. There is also a large summerhouse and a tandem length garage with power and light.

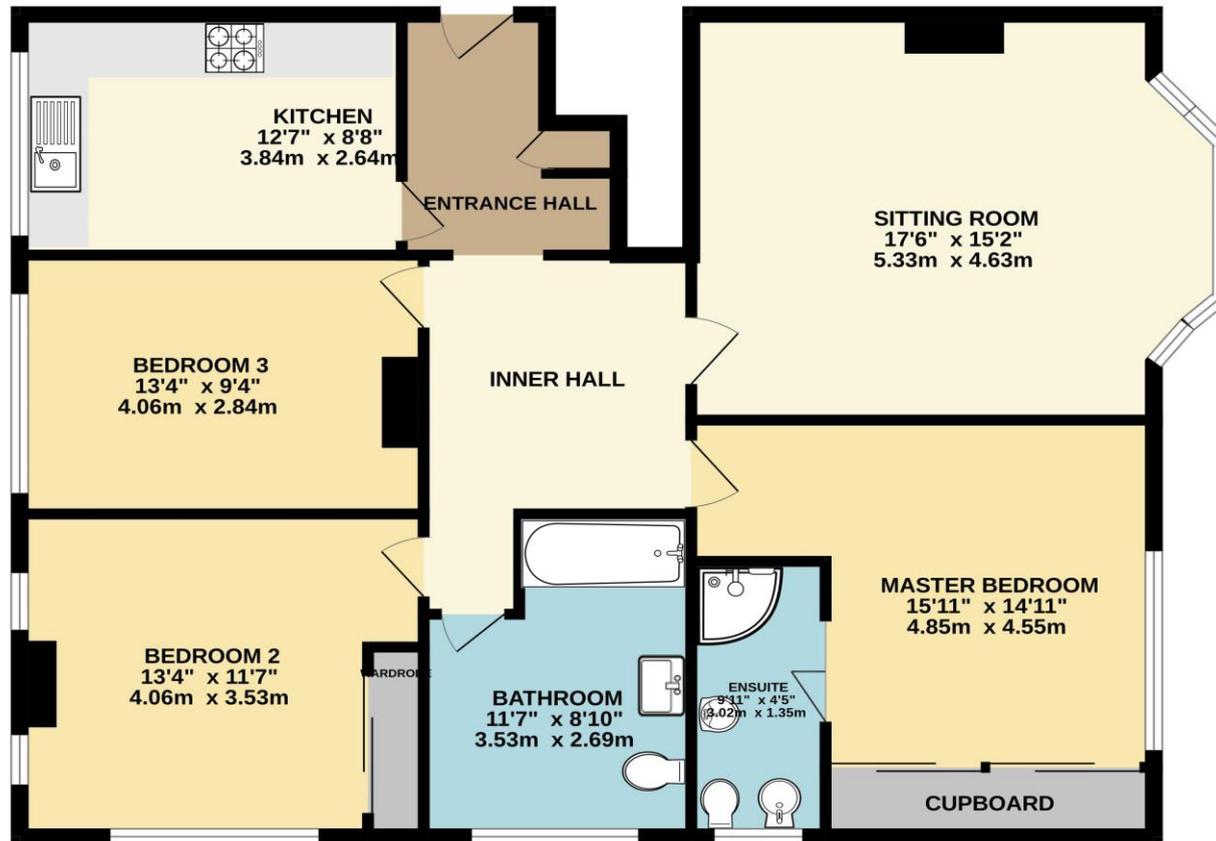
Lease: 998 Years remaining
Maintenance: Shared - as and when required
EPC Rating: 68 | D

Ground Rent: Nil
Council Tax Band: B





FIRST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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