



Estate Agents



Auctioneers

# Clifton Road, Southbourne, Bournemouth, BH6 3NZ

## £340,000 – Leasehold

**Stylish Two Bedroom First Floor Flat just Moments from the Clifftop  
Communal Hallway and Stairs lead to First Floor | Private Entrance Hall | Living Room with Doors to Balcony  
Modern Kitchen | Two Bedrooms | Stylish Shower Room and Further Separate WC | Garage**

Located mere moments away from the stunning clifftop in Southbourne with the award winning sandy beaches below, this charming two double bedroom with private balcony is presented in immaculate condition throughout. Southbourne Grove with its range of independent shops, cafes, bars & restaurants is also within easy access, just half a mile level walk away. The property benefits from gas central heating, double glazing and is accessed via a communal entrance with secure entry phone system and stairs leading to the first floor.

The private front door opens into a spacious hallway which has two useful storage cupboards and leads to the double aspect lounge/diner, measuring approx. 19'11 in length and has sliding doors to the private balcony - enjoying lovely views towards the sea. The kitchen is fitted with a range of modern gloss-white units having a built-in electric oven and gas hob, along with an integrated fridge/freezer and space for a washing machine.

The master bedroom has built-in wardrobes, and the second bedroom is also a double (but is currently being used as a dining room). There is a stylish modern shower room which has a three piece suite, comprising of a full length walk-in shower, w/c and vanity unit with inset basin; there is also an additional separate w/c.

Outside there are well maintained communal grounds and a garage in block.

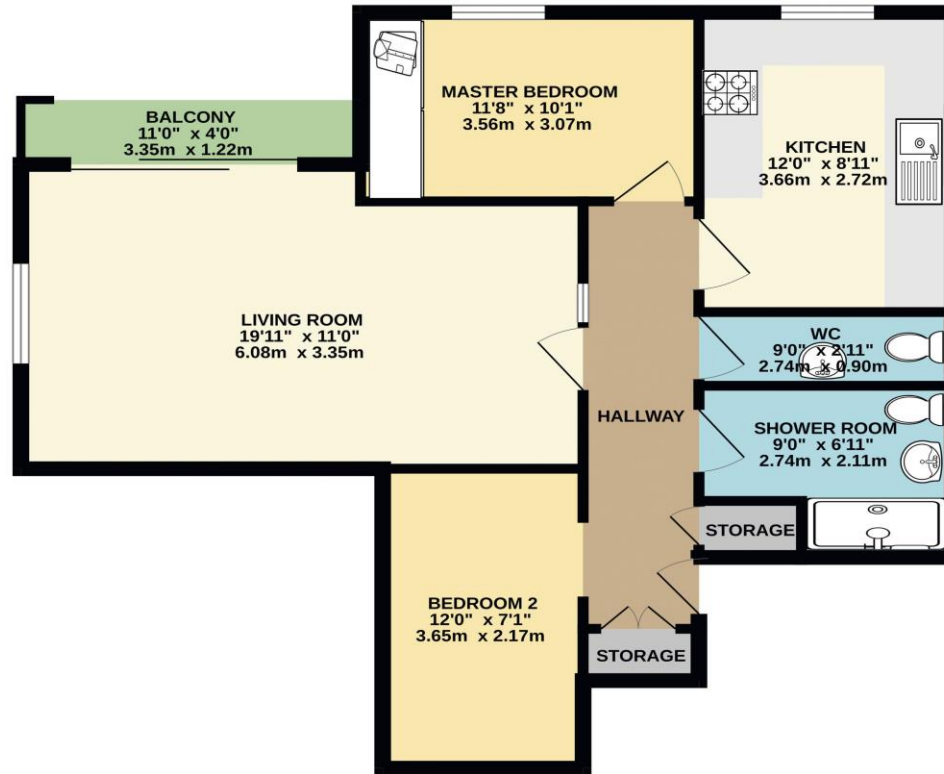
Ground Rent - Nil  
Lease - 148 years remaining  
Council Tax Band: D

Service Charge - £2,200.00 per annum  
EPC Rating - 79 | C





FIRST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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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