



Estate Agents



Auctioneers

# **Southbourne Overcliff Drive, Southbourne, Bournemouth, BH6 3NN**

## **Guide Price £275,000 – Share of Freehold**

**Stunning Sea Views | One Bedroom Second Floor Balcony Apartment**  
**Communal Entrance & Stairs | Open Plan Kitchen Living Room | Balcony | Inner Hallway | Bedroom | Shower Room**  
**Allocated Parking | Share of Freehold | Holiday Lets Permitted | No Chain**

A very rare opportunity to purchase a frontline apartment with Panoramic Sea and Beach views across the bay from the Isle of Wight in the east to Swanage in the west. The apartment is situated on the highly desirable Southbourne Seafront with easy access to the 7 miles of sandy beaches below and lovely clifftop walks as well as a short walk to the popular shopping parade at Southbourne Grove and bus routes into Christchurch and Bournemouth.

This one bedroom second floor apartment features UPVC double glazing, gas central heating, open plan kitchen and living room with French doors leading to the balcony, double bedroom, modern shower room, allocated parking and a share of the freehold.

The property represents an excellent purchase as a second home, holiday let rental investment or permanent residence by the sea! The original property was converted into 3 apartments in 2009 and is offered for sale in good condition throughout.

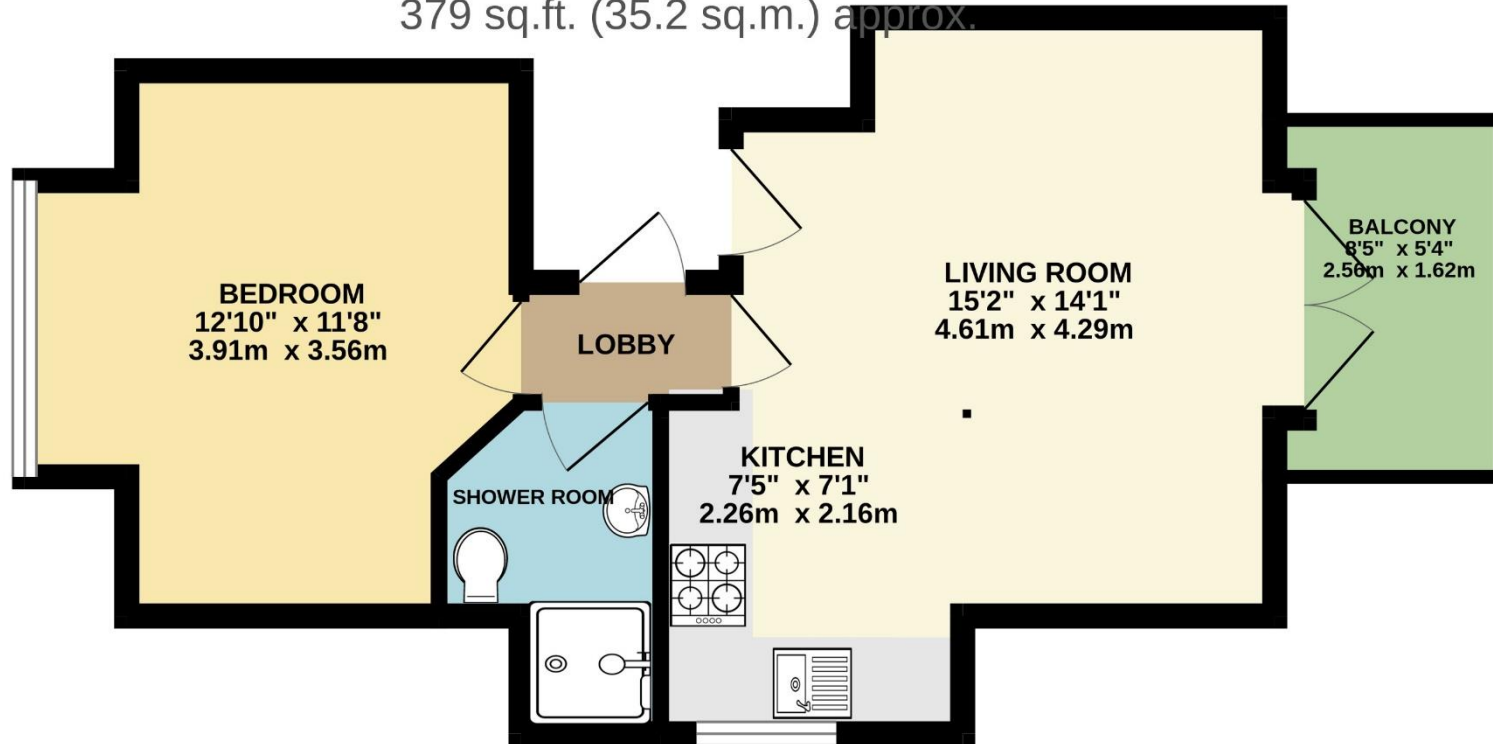
Tenure: Share of Freehold  
Council Tax Band: C

EPC Rating: 76 | C





SECOND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 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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