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Total Area: 106.5 m² ... 1147 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Grand Avenue, Southbourne, Bournemouth, BH6 3SY

£435,000 – Share of Freehold

**Well Presented Two Bedroom, Two Bathroom First Floor Flat, Located Between Seafront and Shops
Lounge | Balcony | Dining Area | Kitchen/Breakfast Room | Two Double Bedrooms | En-Suite Shower Room
Family Bathroom | Allocated Parking**

With a Share of Freehold, this very well presented two bedroom, two bathroom first floor flat is located in a most desirable location between the seafront and shops in Southbourne Grove with its array of independent shops, bars and coffee shops. Offered to the market with no onward chain.

Accessed through a secure communal door there is a lift and stairs to the first floor. Upon entering the property you are greeted by a generous sized hallway with doors leading to all rooms. The living room has a bay window letting in lots of natural light and has direct access to the sunny balcony through sliding doors; there is an opening that leads to the dining room. The modern kitchen is fitted with a range of gloss fronted units, has a built in oven, gas hob, extractor fan, integrated dishwasher, wine fridge, washing machine and fridge/freezer and a breakfast bar gives plenty of worktop space.

The main bedroom is a generous size, easily fitting a king size bed and still having ample room for other bedroom furniture, there is an en-suite shower room with overhead shower, screen door, w/c and basin, and a window for ventilation. Bedroom two is also a good sized double, again with plenty of space for furniture. The main bathroom has been fitted with a walk-in shower, w/c, and wash basin with vanity unit giving ample storage and has an extractor fan.

Outside there are well kept communal gardens, and allocated parking for one vehicle. Viewing comes highly recommended.

Tenure: Share of Freehold
Service Charge: To be confirmed
EPC Rating: 82 | B
Council Tax Band: D

