



Offices at  
**Southbourne • Christchurch • London**  
www.richardgodsell.com

**Richard Godsell – Estate Agents – Auctioneers**  
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE  
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate Agents

Auctioneers

**Twynham Road, Southbourne, BH6 4AN**  
**Guide Price - £275,000 – Share of Freehold**

**Spacious Two Bedroom First Floor Balcony Flat | Communal Entrance & Stairs To First Floor | Hallway**  
**16ft Reception Room with Balcony | Two Double Bedrooms | 19ft Kitchen Breakfast Room | Bathroom & Additional WC**  
**Garage | Communal Grounds | Share OF Freehold**

This deceptively spacious two-bedroom first-floor apartment is conveniently located near the beautiful beaches at Hengistbury Head, as well as within walking distance to local shops at Tuckton, The River Stour, and St. Peters school. The larger towns of Christchurch and Southbourne are just a few minutes drive away. The apartment offers 1000 sqft of living space and includes features such as UPVC double glazing, gas central heating with a modern boiler, a 16ft kitchen breakfast room, a 16ft reception room with a south-facing balcony, a master bedroom with fitted wardrobes, a bathroom and an additional WC, a garage in the block, and a share of the freehold. The property is also chain-free.

The entrance is through well-maintained communal areas with an Entryphone system. Inside, there is a spacious hallway with ample storage space and fitted wardrobes. The reception room has double aspect windows and doors leading to the south-facing balcony. The master bedroom measures 12ft x 12ft and is equipped with fitted wardrobes. The second bedroom is also a good-sized double with fitted wardrobes. The impressive 16ft kitchen breakfast room offers plenty of space for a table and chairs, along with a good range of wall and base units, and space for all appliances. There is a modern bathroom with bath/shower, WC, and basin, as well as an additional WC.

The property is surrounded by well-tended communal grounds and includes a garage in the block, as well as visitor parking spaces to the front.

Tenure: Share of Freehold  
Service Charge: £2,291.68 (per annum)  
Council Tax Banding: B  
EPC Rating: TBC

