



Estate Agents



Auctioneers



# **Pine Lodge, 31 Boscombe Spa Road, Bournemouth, Dorset, BH5 1AS**

## **Guide Price £400,000 – Share of Freehold**

**Two Bedroom Victorian Maisonette | Share of Freehold | No Onward Chain | Gas Central Heating | Landing  
2 Allocated Parking Spaces | Ensuite Shower & WC | Modern Open Plan Kitchen/Dining Room**

A Must-See Property! Discover this Stunning Two-Bedroom Victorian Maisonette, offering a share of freehold and an unbeatable location just a short stroll from Boscombe Pier and beautiful beaches. Enjoy the convenience of being close to both Bournemouth Town Centre and Southbourne Grove, where you'll find an impressive selection of shops, bars, cafes, and restaurants.

Enter through a secure communal door and step into a beautifully designed flat featuring spacious living and dining areas with breathtaking south-facing sea views. Gorgeous tall bi-fold doors effortlessly connect these spaces to a charming patio and meticulously maintained gardens. The high-quality renovation includes an open-plan kitchen equipped with luxurious underfloor heating and integrated appliances, such as a dishwasher, washing machine, oven, and gas hob with an overhead extractor fan.

Relax in the bright and airy master bedroom on the ground floor, which easily accommodates a king-size bed and offers generous space for additional furniture. The main bathroom is perfectly designed, featuring a bathtub with an overhead shower, basin, and WC. The second bedroom, situated on the upper level, comes with an ensuite shower and WC and is also a lovely size.

Outside, there is allocated parking for two vehicles, along with well-kept communal grounds.

This property truly shines on Dorset's desirable coastline, making it the perfect retreat.

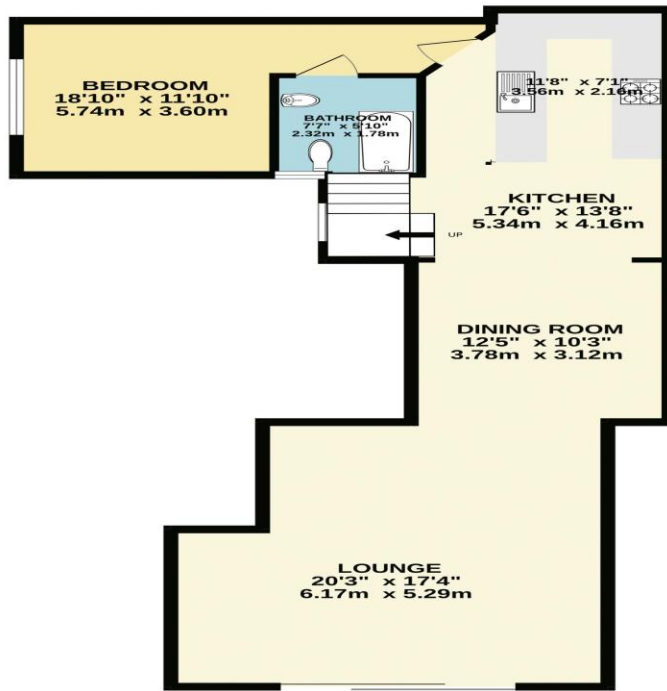
Tenure: Share of Freehold  
Service Charge: £1,000.00 per quarter  
Council tax Banding: C  
EPC Rating: 68 | D



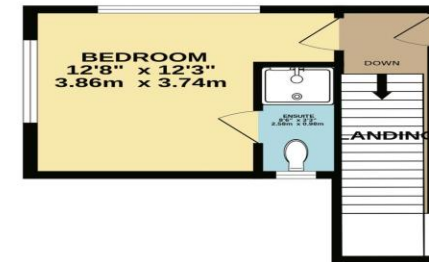




GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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