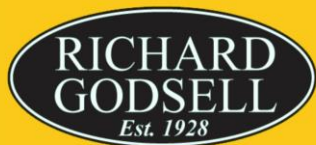


Estate Agents



Auctioneers



## **Boscombe Cliff Road, Boscombe Spa, BH5 1JP** **£195,000 Share of Freehold**

Two Bedroom First Floor Flat just 100 Yards from the Clifftops and Sandy Beaches Below |  
Lift and Stairs to First Floor | Private Entrance Hallway | Lounge/Diner | Kitchen  
Two Bedrooms | Bathroom | Allocated Parking

# Flat 6, Seacliff Court, 23 Boscombe Cliff Road, Boscombe Spa, Bournemouth. BH5 1JP

## £195,000 Share of Freehold

This well presented two bedroom first floor flat is located in a beautifully maintained period conversion just 100 yards from the stunning cliff top and award winning sandy beaches below. The flat benefits from gas central heating, double glazing and is offered for sale with no onward chain.

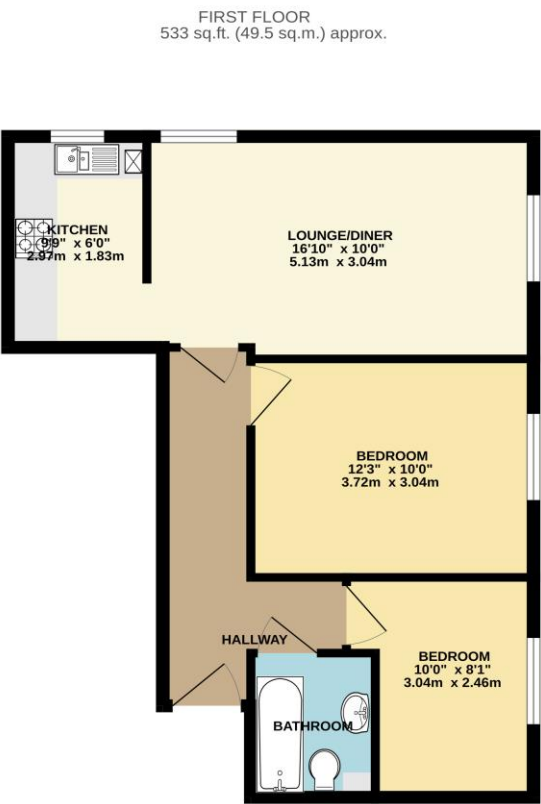
Enter the property via a communal entrance hall with lift and stairs leading up to the first floor; upon entry into Flat 6 there is a private hallway with doors to all rooms. The living space overlooks the garden and has double aspect windows giving it a bright and airy feel, this room measures 16'10" in length which gives ample space for sofas and a dining table. The kitchen has a window and is fitted with a range of units, built in electric oven, gas hob and extractor hood, plus there is space for an undercounter washing machine and fridge.

There are two bedrooms plus a bathroom which is fitted with a three piece suite comprising of a bath with overhead shower, wash basin and w/c; there is also a heated towel rail.

Outside, there are well kept communal gardens, allocated parking and visitor parking.

Tenure: Share of Freehold  
Council Tax Band: C

Maintenance: £1,850 per annum  
EPC Rating: 76 | C



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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 errors, 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.  
Made with Homestyler 12/2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.