

Estate Agents



Auctioneers



## **Tuckton Road, Southbourne, BH6 3HR**

### **Guide price £550,000 - Freehold**

Detached Property Arranged as Two Flats | Ground Floor Flat with Hallway | Lounge  
Two Bedrooms | Bathroom | Kitchen | Share of Rear Garden | First Floor Flat with Landing  
Lounge | Two Bedrooms | Bathroom | Kitchen | Share of Garden | Parking To Front | No Chain

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A rare chance to purchase a detached property located in the heart of Tuckton, just 50 yards from the picturesque Seafield Gardens, which features a lovely park, bowling club, and iconic Victorian water tower. The town of Southbourne, with its cosmopolitan array of shops, bars, and restaurants, as well as stunning clifftop views and beautiful beaches, is just half a mile away. Local shops in Tuckton are a short walk from the property.

This residence was built in 1936 and has been in the same family for over 70 years and was originally built as two separate flats. Each flat has its own entrance, allowing it to be used independently or combined, as an internal connecting door exists. This setup offers a great opportunity for large families to live together or potentially provide rental income. Alternatively, the property could be converted into a single detached house, subject to planning permission. (STPP) Please note that the property requires some modernisation throughout, so viewing is recommended.

**Ground Floor Flat:** Accessed from the front, this flat features a porch and an entrance hallway. At the rear, there is a spacious 14ft reception room with a door leading to the garden. The flat includes two generous bedrooms: a large double bedroom at the front with a bay window and another double bedroom at the rear. Additional features include a shower room and a kitchen. The property also retains a section of the garden.

**First Floor Flat:** This flat is accessed via the left-hand side porch and lobby, leading to stairs that ascend to the first-floor landing. It offers a large reception room at the rear with a bay window, two double bedrooms, a bathroom with a separate WC, and a kitchen. There is also access via a ladder to a boarded loft space, which has the potential for further conversion, subject to planning permission (STPP). The property retains part of the garden in its separate deeds. Exterior: off-street parking for one car.

**Rear Garden:** Approximately 50ft in length, arranged over varying levels with steps leading to an elevated section at the rear, providing lovely views of the surrounding areas

**Agent Note:** Currently held on two titles, with separate council tax bandings, heating and wiring systems.

Tenure: Freehold      Council Tax Banding: B      EPC Rating: Flat 22: 54 | E / Flat 22a: 46 | E



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