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# Foxholes Road, Southbourne, Bournemouth, BH6 3BX

## Guide Price £280,000 – Leasehold

**Two Double Bedrooms | Modern Fitted Kitchen | In Good Order Throughout | Private Patio | Modern Bathroom Suite  
Allocated Parking | Sought After Location | Close To Award Winning Beaches**

This well-presented two-bedroom ground floor flat is situated in the desirable residential area of Foxholes Road, Southbourne. It is conveniently close to award-winning beaches and just a short distance from the popular Southbourne Grove, where you'll find a variety of shops, bars, cafes, restaurants, and other amenities. Access to the property is through a secure communal entrance.

Upon entering, you are greeted by a hallway with hard flooring that leads to all rooms. The modern open-plan kitchen has been recently installed, featuring a stylish worktop, breakfast bar, and integrated appliances, including a fridge freezer, dishwasher, washing machine, electric oven, gas hob, and an extractor fan for ventilation. Adjacent to the kitchen is the lounge, which boasts a bay window that creates a bright and airy atmosphere, perfect for entertaining or relaxing in the evenings.

The master bedroom is spacious enough to accommodate a king-size bed, with additional room for wardrobes, a chest of drawers, and other furniture. Bedroom two is also a good-sized double and is currently being utilised as a second lounge. The modern three-piece bathroom suite is partially tiled and includes a bathtub with a glass shower screen, a shower head attachment, a heated towel rail, a WC, and an extractor fan for ventilation. Additional benefits of the property include gas central heating, double glazing, and a storage cupboard in the hallway.

Outside, there is a private patio accessible via French doors from the living room, making it perfect for enjoying summer evenings. The property also features well-kept communal grounds and an allocated parking space.

Tenure: Leasehold  
Service Charge: £1,800.00 per annum  
Ground Rent: £150.00 per annum  
EPC Rating: to be confirmed  
Council Tax Banding: B

