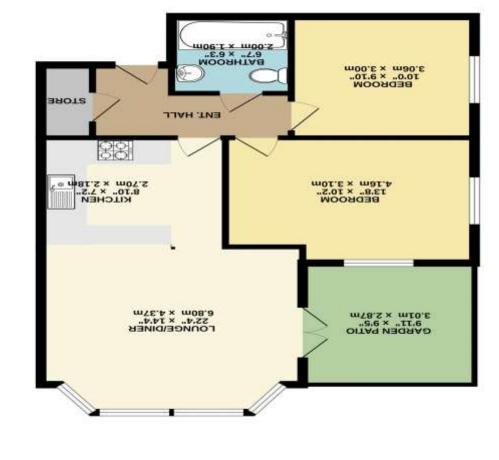


GROUND FLOOR 612 sq.ft. (56.9 sq.m.) approx.



Discisimer These particulars, whilst believed to be accurate are set out as a general outline only for guidances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as statements given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as attachments given as detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given as attachments of the property.





Richard Godsell - Estate Agents - Auctioneers

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

















