



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452 sq.ft. (42.0 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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Jasmine Court, Seabourne Road, Bournemouth, BH5 2HW

Guide Price £187,500 – Leasehold

**Two Bedroom Ground Floor Flat | Three Piece Bathroom Suite | Modern Kitchen | No Onward Chain | Allocated Parking
Close To Local Shops | Ideal Investment / First Time Purchase | Viewing Highly Recommended**

This well-presented ground-floor two-bedroom flat is conveniently located within easy reach of Southbourne Grove, which offers a variety of amenities, and Pokesdown Mainline Station, providing commuter links to London. Additionally, it is just a short distance from award-winning beaches and is being offered to the market with no onward chain. The property is accessed through a secure communal entrance.

Upon entering the flat, you are greeted by a welcoming hallway adorned with attractive wood-effect flooring that flows seamlessly throughout the space, leading to all rooms within the flat. The kitchen is a highlight of the property, featuring extensive worktop space that makes meal preparation a breeze. It boasts elegant shaker-style cabinets that provide ample storage for cookware and pantry items. The kitchen is equipped with modern appliances, including an integrated oven and a sleek ceramic hob. An overhead extractor fan ensures a fresh cooking environment, while the design allows for the convenient placement of a washing machine under the counter. There is also sufficient space for a freestanding fridge freezer, making it a practical and functional cooking area.

The living room, which overlooks the rear of the property, offers a cosy and inviting atmosphere perfect for entertaining friends or unwinding after a busy day. Its layout provides versatility in arranging furniture and creating a comfortable ambience. The master bedroom is impressively spacious, capable of easily accommodating a king-sized bed along with additional furniture like bedside tables and a dresser. This well-proportioned room is designed for comfort and relaxation. The second bedroom is also generously sized, making it an ideal choice for a child's room, guest bedroom, or even a home office, depending on your needs. The three-piece bathroom suite is both stylish and functional. It includes a bathtub with an overhead shower attachment for convenience, a modern basin, a W.C., and a heated towel rail, ensuring warmth and comfort throughout.

Stepping outside, you'll find an allocated parking space conveniently located at the rear of the property, providing easy access and peace of mind. This flat combines thoughtful design with practical features, making it a wonderful home for a variety of lifestyles.

Tenure: Leasehold - 100 years remaining
Ground Rent: £250.00 per annum
Service Charge: £860.00 per annum
EPC Rating: 82 | C

