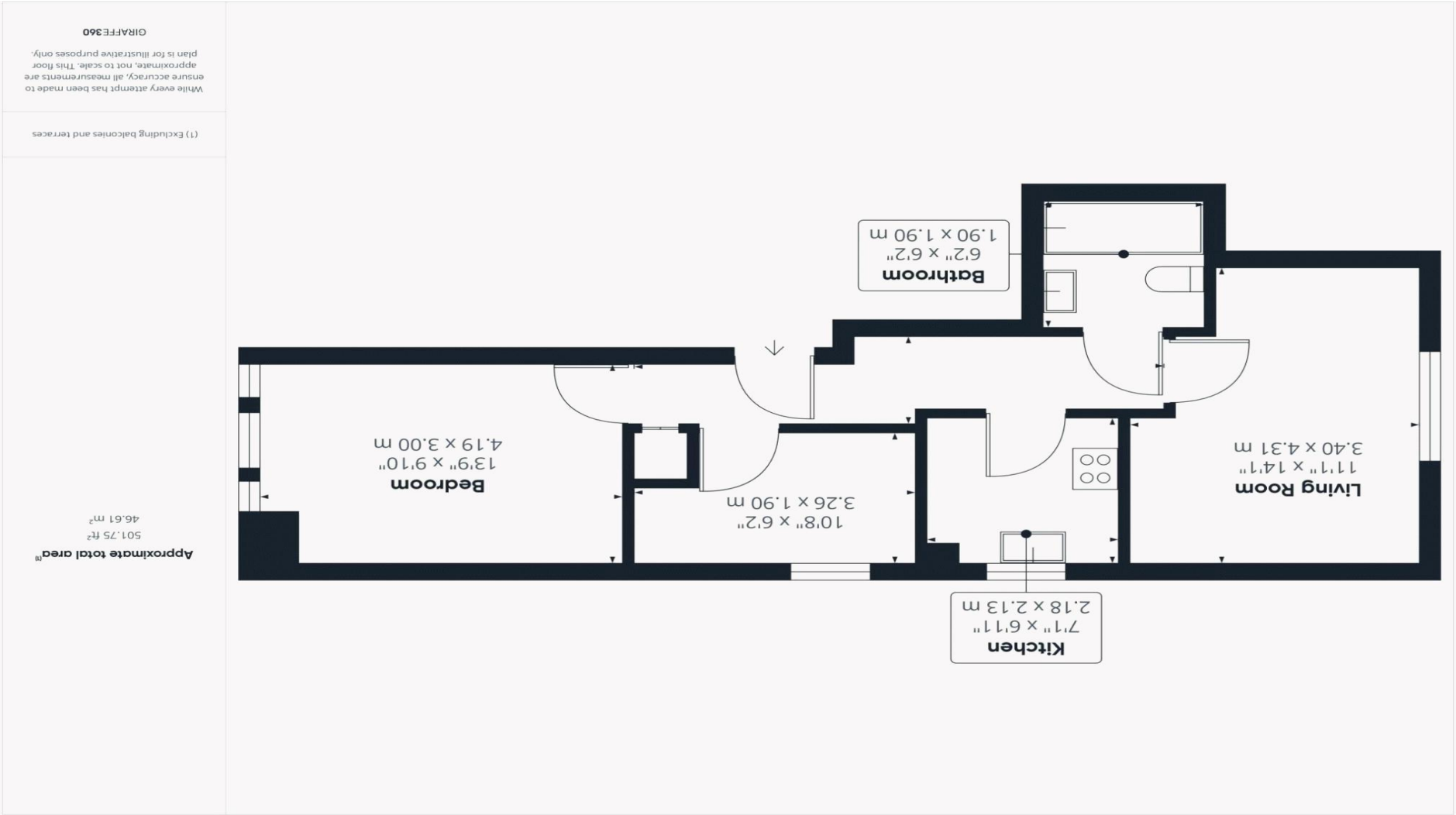




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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate Agents



Auctioneers



# Castlemain Avenue, Southbourne, Bournemouth, BH6 5FF

## Guide Price £210,000 – Leasehold

**Two Bedroom First Floor Flat | Modern Decor | Allocated Parking | No Onward Chain | New Lease | Close To Local Amenities  
Short Distance To Award Winning Beaches | Ideal First Time Purchase | Three Piece Bathroom Suite | Communal Gardens  
Bright & Airy Flat | Viewing Advised**

This charming two-bedroom first-floor apartment is nestled in a highly desirable area of Southbourne, now available with no forward chain! Lavender Lodge boasts an ideal location just 0.2 miles from the vibrant Southbourne Grove, where you can explore an eclectic mix of independent shops, cafes, and delightful eateries. Just a short stroll further will lead you to the area's stunning seven miles of blue flag beaches, perfect for enjoying the coastal lifestyle.

As you enter the apartment, a welcoming hallway greets you, providing access to all the principal rooms and creating a seamless flow throughout the living space. At the rear of the property, the generously sized living room invites you in with its bright and airy atmosphere. This comfortable space offers ample room for a sofa suite and additional furnishings. A large UPVC double-glazed window frames a lovely view of the well-kept communal gardens, filling the room with natural light. The kitchen is a well-appointed area designed for both functionality and convenience. It features a wealth of storage options in the form of eye-level and base units. Culinary enthusiasts will appreciate the electric oven and gas hob with an extractor fan above, ideal for whipping up delicious meals. Additionally, there is space allocated for an under-counter washer-dryer and an upright fridge freezer. The first bedroom is a spacious double room, providing a comfortable retreat, while the second bedroom is a good-sized single that can easily serve as a home office, nursery, or guest room. Completing the apartment is a neatly designed family bathroom, partially tiled for a modern touch. It includes a panel-enclosed bath with a shower attachment overhead, a stylish low-level flush toilet with an exposed cistern, a hand wash basin, and a heated towel rail.

Outside, you'll find one allocated parking space, a valuable asset in this desirable location, as well as access to beautifully maintained communal gardens.

**This apartment strikes a perfect balance of comfort and convenience, making it an excellent choice for anyone looking to embrace the Southbourne lifestyle.**

Tenure: Leasehold - 203 years remaining  
Ground Rent: £125.00 per annum  
Service/ Maintenance Charge: £1,500.00 per annum  
Council Tax Banding: B  
EPC Rating: 79 | C

