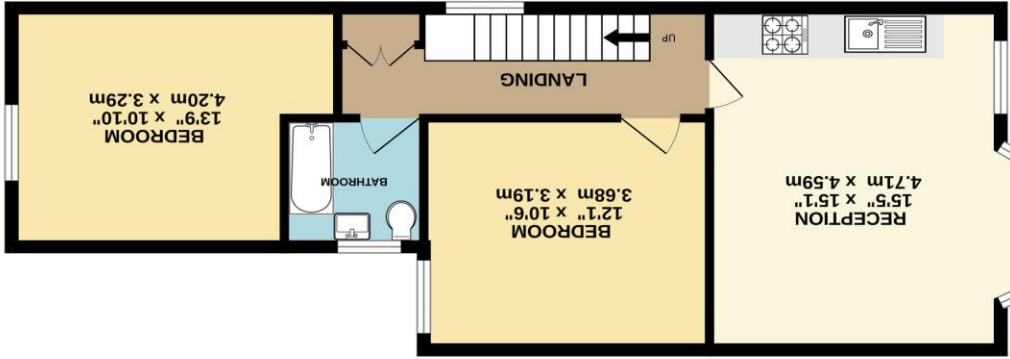




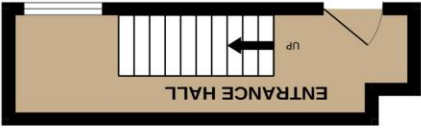
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**Richard Godsell – Estate Agents – Auctioneers**  
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Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part 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.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



GROUND FLOOR  
83 sq.ft. (7.7 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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Estate Agents

Auctioneers



# Seabourne Road, Southbourne, Bournemouth, BH5 2JA

## Guide Price £210,000 - Leasehold

**Two Bedroom First Floor Flat | Private Entrance | Hallway & Landing | Open Plan Kitchen & Living Room  
Two Double Bedrooms | Modern Bathroom | Garage | No Chain | Long Lease**

This is a fantastic opportunity to purchase a spacious two-bedroom flat on the first floor, located in the vibrant Southbourne Grove shopping parade. The area boasts a cosmopolitan array of local shops, bars, and restaurants, and is approximately one mile from the stunning clifftop and beaches at Southbourne. It also benefits from good local schools and is within walking distance of Pokesdown train station, providing easy access to Bournemouth and London. The property features double glazing, gas central heating, and a 15ft open-plan living and kitchen area. It includes two double bedrooms, a modern bathroom, and the added benefit of a single garage at the rear. We highly recommend scheduling a viewing.

You enter the property through your own private front door, accessible from the gravel lane. The entrance hallway includes a useful storage area under the stairs and stairs leading to the first-floor landing. The landing is bright and spacious, featuring a storage cupboard and doors leading to all rooms.

To the front of the flat, you will find the impressive open-plan kitchen and living area. The kitchen is equipped with a modern range of wall and base units, a built-in oven and hob, and space for appliances. The lounge area boasts a bay window and a feature fireplace. Both bedrooms are generously sized double rooms with windows overlooking the rear aspect. The modern bathroom includes a bathtub with a shower, a WC, and a basin, finished with stylish grey tiling and a window.

Access to the loft space is through the bathroom.

The single garage features double doors and is accessible via the gravel lane. Casual parking is available in front of the garage for one car.

Tenure: Leasehold -150 years remaining

Service Charge: as and when

Ground Rent: £104.00 per annum

Council Tax Banding: to be confirmed

EPC Rating: 63 | D

