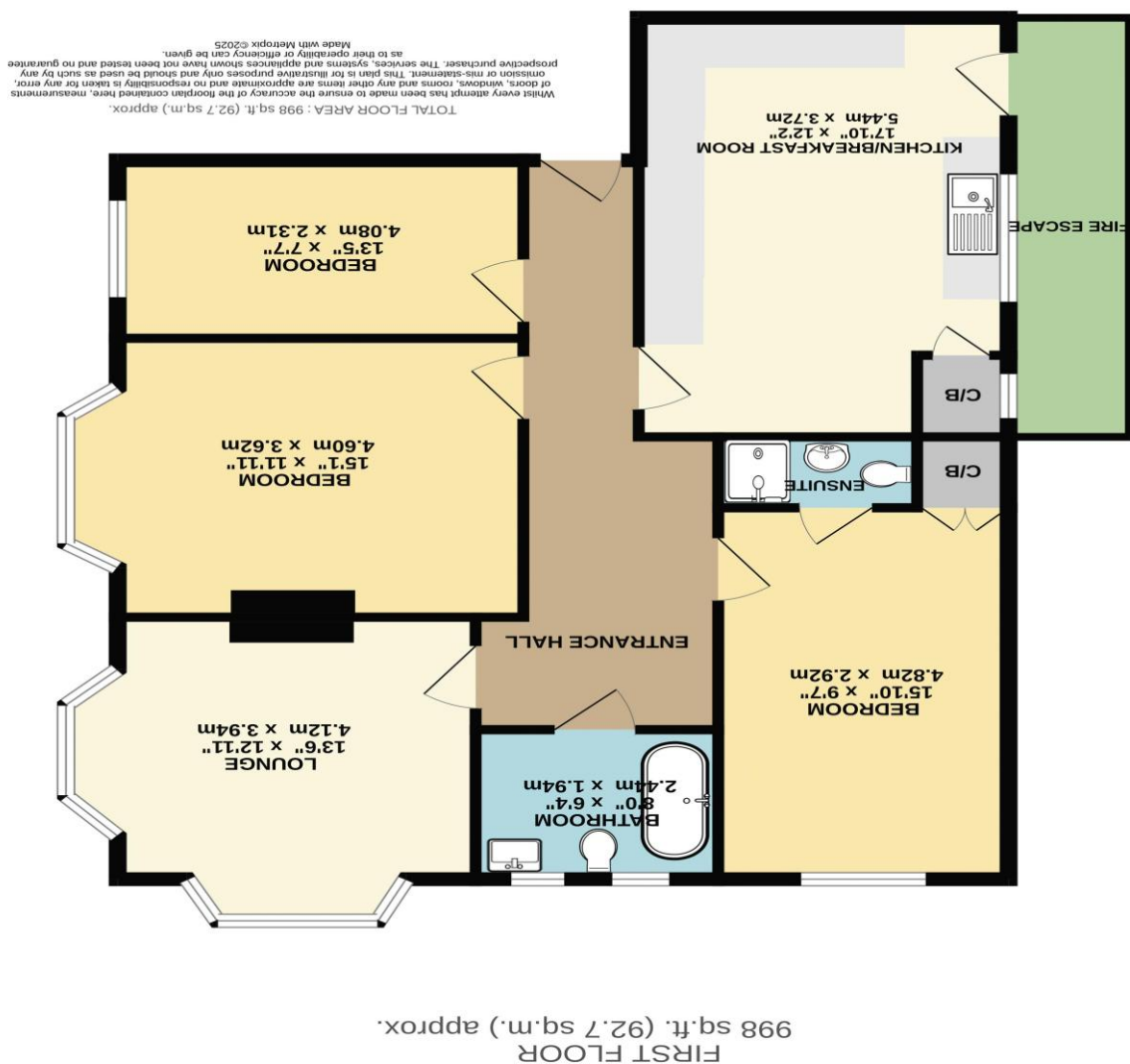




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Discerner These parameters, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or make or give any representation or warranty in respect of the property.



Belle Vue Road, Southbourne, Bournemouth, BH6 3DQ

Guide price £275,000 – Share of Freehold

Spacious Three Bedroom First Floor Flat | Communal Entrance | Hallway | 17ft Reception Room
Master Bedroom with En Suite | Two Further Double Bedrooms | 15ft Kitchen Breakfast Room | Modern Bathroom
Share of Freehold | No Chain

A deceptively spacious three-bedroom, two-bathroom flat located on the first floor, ideally situated just a short walk from the stunning clifftops and beaches at Southbourne. It is also on a bus route to Christchurch and Bournemouth. The property boasts well-presented accommodation throughout, featuring double glazing, gas central heating, a double-aspect reception room, a master bedroom with an ensuite shower room, and two additional double bedrooms. There is also a modern 17ft kitchen breakfast room, a contemporary bathroom, and the added benefit of vacant possession. Viewing is recommended.

You enter through a stylish art deco-style communal entrance, with stairs leading to the first-floor landing. The flat's hallway is bright and spacious, offering access to all rooms. The reception room features large double-aspect windows that fill the space with natural light and includes a decorative fireplace. The 17ft kitchen breakfast room is equipped with a stylish range of wall and base units topped with contrasting work surfaces, a built-in oven and hob, and space for all other appliances. It also has an internal staircase and a window that provides additional natural light.

All the bedrooms are generously sized; the main bedroom has a side window, a fitted wardrobe, and its own ensuite shower room and WC. Bedrooms two and three are both double rooms with windows facing the front. The main bathroom features a three-piece suite, including a freestanding bath, WC, and basin, complemented by travertine-style tiling on the walls and floors, with windows on the side. Externally, there is parking available at the rear on a first-come, first-served basis.

Tenure: Share of Freehold
Service Charge: £809.40 per 6 months
EPC Rating: 74 | C
Council Tax Banding: B

