

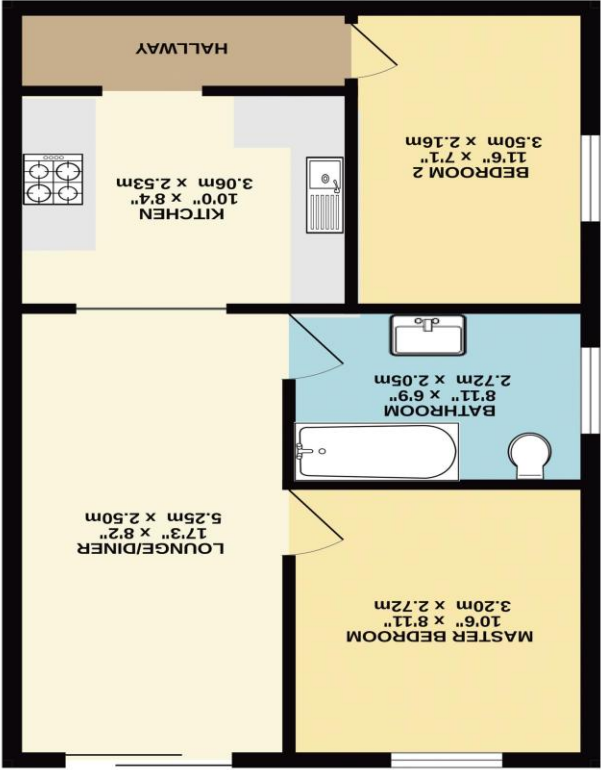


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GROUND FLOOR  
491 sq. ft. (45.6 sq.m.) approx.





**Grand Avenue, Southbourne, Bournemouth, BH6 3SY**  
**Asking Price £300,000 – Leasehold**

**Two Double Bedrooms Ground Floor Garden Flat | Leasehold | Permit Parking | Private Rear Garden**  
**Pets Permitted With Permission | Self-Managed Building | Modern Open Plan Kitchen | Ideal First Time Purchase**  
**Excellent Location Close To Beach & The Grove | Viewing Advised**

This beautifully presented two-bedroom ground-floor garden flat is located in the highly sought-after area of Grand Avenue, Southbourne. It offers easy access to Southbourne Grove, just a short stroll away, where you will find a variety of shops, cafes, bars, restaurants, and numerous other amenities. Additionally, the award-winning blue flag sandy beaches are right on your doorstep. This property is a must-see and would be ideal for first-time buyers, investors, or as a holiday home by the sea! The flat is accessed through a secure communal entrance hall.

Upon entering, you will find a hallway leading to all rooms. The open-plan modern fitted kitchen features ample storage cupboards, a built-in oven, a ceramic hob, an overhead extractor fan, and space for an under-counter washing machine, as well as a tall fridge freezer. Beyond the kitchen is the impressive 17-foot lounge/diner, perfect for entertaining or enjoying cosy evenings. The modern three-piece bathroom suite includes a bathtub, basin with a vanity unit, a toilet, an extractor fan, and a window for ventilation. Both bedrooms are doubles and comfortably accommodate beds and wardrobes.

Outside, there is a sunny private rear garden featuring a decking area with a bar, artificial lawn, mature flower beds with a water feature, side access, and access to the car park, along with an additional shed for storage. Other benefits include gas central heating, double glazing, permit parking, and pets are allowed with permission. Viewing is highly recommended!

Tenure: Leasehold - 170 years remaining, approx  
Pets are allowed with permission  
Service Charge: £2,100.00 per annum  
Ground Rent: Peppercorn  
EPC Rating: 73 | C  
Council Tax Banding: A

