



1ST FLOOR
779 sq.ft. (72.3 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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TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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.

29a Tuckton Road, Southbourne, Bournemouth, Dorset, BH6 3HR
£325,000 – Share of Freehold

Spacious and Well Presented Two Bedroom First Floor Flat | Own Entrance and Stairs to First Floor Landing | 16ft Reception Room | 13ft Kitchen/Breakfast Room | Modern Shower Room | Two Double Bedrooms | Garage | Rear Garden | No Chain

A superbly presented two-bedroom first-floor flat, offering delightful views over Seafield Gardens, and ideally situated in a peaceful location just a short stroll from the wide range of shops and amenities at both Southbourne and Tuckton. This spacious home features generous room sizes throughout and numerous benefits, including double glazing, gas central heating, a bright and airy 16 ft reception room, a stylish 13 ft modern kitchen/breakfast room, a contemporary shower room, two well-proportioned bedrooms, a private rear garden, and a garage. With a share of the freehold, this property is an excellent choice for both homebuyers and investors alike. Viewing is highly recommended.

Upon entering the property through a private door, stairs lead up to a welcoming first-floor landing, which is bright and spacious, offering access to all rooms and a loft hatch for additional storage. The impressive reception room at the front of the flat boasts a large window, allowing natural light to flood in while taking full advantage of the pleasant outlook across Seafield Gardens. The modern kitchen/breakfast room is thoughtfully designed with a contemporary range of wall and base units, ample work surfaces, and built-in appliances including an oven and hob. There is abundant space for additional appliances as well as a dining table and chairs, making it an ideal spot for family meals or entertaining guests. The shower room has been updated with a modern suite, featuring a shower cubicle, WC, and basin, all complemented by stylish tiling for a sleek finish. Both bedrooms are generous in size, with the master bedroom benefiting from built-in wardrobes and both rooms enjoying views over the well-maintained rear garden.

Outside, the property boasts a sizable rear garden, mainly laid to patio for easy maintenance, and featuring a charming summerhouse for relaxation or storage. The property also includes a garage located in a nearby block, providing secure parking or extra storage space. With its excellent location, attractive presentation, and a host of modern conveniences, this first-floor flat represents an outstanding opportunity for those seeking a comfortable and stylish home or a sound investment in a desirable area. Early viewing is strongly advised to appreciate all that this impressive property has to offer.

Tenure: Share of Freehold Council Tax Banding: B EPC Rating: 75 | C

