



Strathmore Court, Pinecliffe Avenue, Southbourne, Bournemouth, BH6 3PD

Guide Price £215,000 – Share of Freehold

**Modern First Floor Apartment | One Bedroom | Stylish Fully Fitted Kitchen | Newly Fitted Shower Suite
Excellent Order Throughout | Allocated Parking | Share of Freehold | Easy Access To Southbourne Grove | Private Balcony
Close To Award Winning Blue Flag Sandy Beaches | Viewing Highly Recommended**

Stylish One-Bedroom Apartment with Balcony – Share of Freehold. This superbly presented modern one-bedroom first-floor flat is perfectly located, just 400 yards from Southbourne's stunning clifftop and its award-winning sandy beaches, and the same distance in the opposite direction to the popular shopping parade at Southbourne Grove. Set within a contemporary development, this bright and stylish flat offers an ideal coastal retreat. To the front of the building, there is first-come, first-served parking along with convenient outdoor bike storage.

Upon entering the well-maintained building, you'll find the flat on the first floor. The hallway leads directly into the open-plan kitchen and living area, tastefully styled by the current owners. An L-shaped sofa subtly divides the space, creating a comfortable and inviting lounge. The modern kitchen features green metro tiles, wood-effect worktops, and built-in appliances, combining style and practicality seamlessly. Patio doors from the lounge open onto the balcony, offering a lovely indoor-outdoor flow and a space to relax with views. The bedroom is a bright double, complete with built-in wardrobes and space for additional storage, such as a chest of drawers. A handy storage cupboard in the hallway provides extra space for essentials. The bathroom is finished to a high standard, featuring stylish green tiles with gold accents, a walk-in shower, a heated radiator, and an LED mirror with lighting—an ideal space to unwind after a day on the beach.

With a share of the freehold, a long 115-year lease, and no ground rent, this apartment is perfect for first-time buyers or as a lock-up-and-leave holiday retreat.

Tenure: Share of Freehold - 115 years remaining on lease

Pets allowed with permission

Service Charges: £1,430 per year / Ground Rent: £0

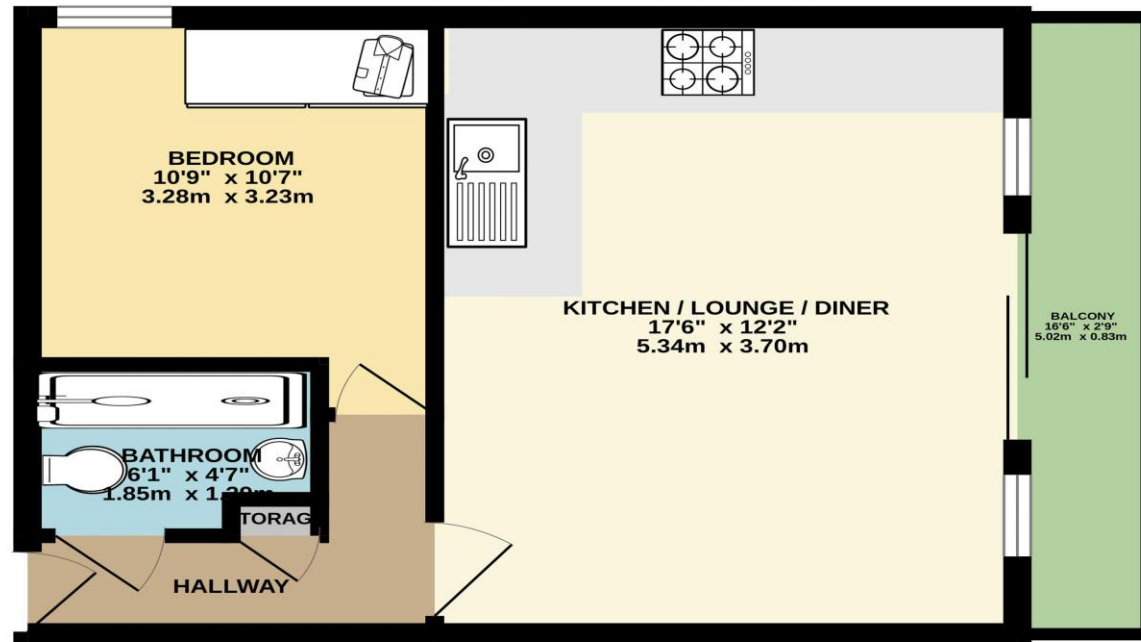
Council Tax Banding: B

EPC Rating: 82 | B





FIRST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 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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