

Estate Agents



Auctioneers



Seabourne Road, Southbourne, BH5 2HT **Guide Price £170,000 – Leasehold**

One Bedroom | Second Floor Flat | Modern Shower Room | Fully Fitted Kitchen
Double Glazing | Storage Cupboard | Excellent Location | Close To Pokesdown Station
Ideal First Time Purchase | Good Rental Yield
Within Easy Reach Of Award Winning Blue Flag Sandy Beaches | Viewing Advised

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Spacious One-Bedroom Flat in Prime Southbourne Location – Moments from the Sea and High Street. This well-presented one-bedroom flat is set on the second floor of a well-maintained, character building in the heart of Southbourne, just a short walk from the bustling high street and the area's award-winning beaches. Pokesdown railway station is within walking distance, offering regular direct services to London Waterloo, Bournemouth, and other major destinations. The property also benefits from excellent transport links and local amenities, making it both a practical and desirable choice.

The flat enjoys plenty of natural light throughout and offers a well-proportioned layout. The dual-aspect sitting and dining room is particularly spacious and provides a bright and comfortable living space. The double bedroom is generous in size, while the separate kitchen is well-fitted and practical. A modern shower room completes the internal accommodation, finished in a contemporary style.

A rare and extremely useful feature of this flat is the large, secure private storage room, located externally within the building – perfect for storing bicycles, outdoor equipment, or personal belongings.

With its spacious interior, secure storage, sought-after location, and potential as a home or investment, this is a superb opportunity to purchase a well-positioned flat in one of the south coast's most popular seaside communities.

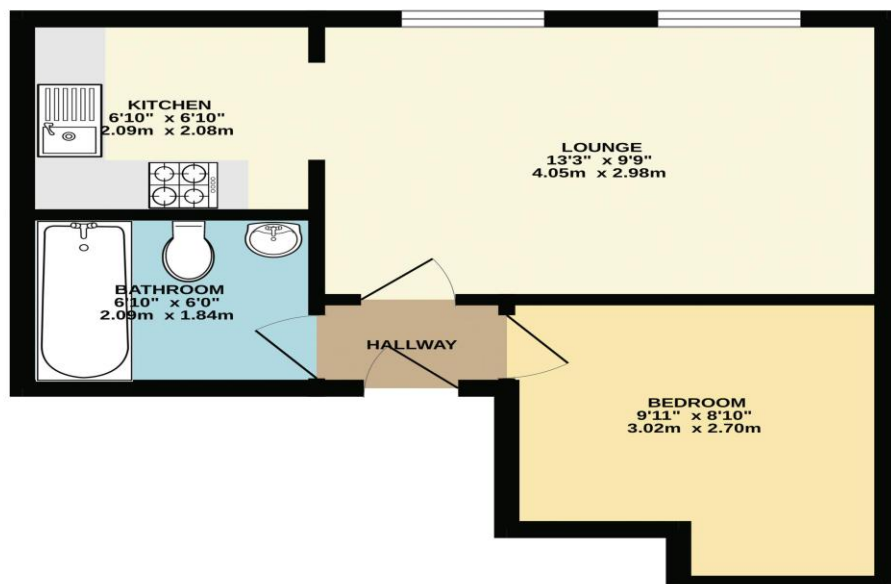
Tenure: Leasehold - 110 years remaining on lease

Ground Rent: £200.00 per annum

Service Charge: £300.00 per annum

EPC Rating: 79 | C

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 312 sq.ft. (29.0 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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