



Estate Agents



Auctioneers

Belle Vue Road, Southbourne, Bournemouth, BH6 3DF

Guide Price £125,000 – Leasehold

**Two Bedroom First Floor Retirement Flat | Communal Entrance | Residents Lounge | Lift | Entrance Hallway | Reception Room
Two Double Bedrooms | Modern Kitchen | Bathroom | Communal Grounds | No Forward Chain**

Immaculate Two-Bedroom First Floor Retirement Flat – Southbourne. Set within a well-regarded and sociable retirement development in the heart of Southbourne, this immaculately presented two-bedroom first-floor flat offers a perfect blend of comfort, security, and convenience. Located just moments from the clifftop and award-winning sandy beaches, and with excellent transport links via nearby bus routes, this welcoming home is offered with no forward chain. The property is light and inviting throughout, benefitting from UPVC double glazing, electric heating, and a modern fitted kitchen with a built-in AEG oven and hob, built-in fridge/freezer, and a built-in dishwasher and microwave. A generous 19-foot reception room provides an excellent living and dining space, while both bedrooms are well-proportioned doubles, with built-in wardrobes offering practical storage. The contemporary bathroom features a stylish three-piece suite including a walk-in shower, vanity unit, WC, and wash basin. Accessed via a secure entry phone system, the building offers both lift and stair access to all floors and includes a number of high-quality communal facilities. These include a large residents' lounge hosting regular social events, a laundry room, and well-maintained communal gardens. For added reassurance, there is an on-site manager, a 24-hour emergency Appello call system, and a guest suite available for visitors, charged at a modest £25 per night (approx.) and fitted with twin beds.

The entrance hallway within the flat provides two useful storage cupboards and leads to all principal rooms. The bright reception room overlooks the grounds and opens into a smartly updated kitchen, fitted with a range of wall and base units, contrasting countertops, and integrated appliances. The main bedroom features a built-in wardrobe, while the second double bedroom, also equipped with built-in storage, offers flexibility as a guest room, hobby space, or study. Externally, the development is surrounded by attractive communal gardens, and visitor parking is available at the front of the building. There is also resident and visitor parking available at the front of the building. Additional inclusions in the sale are all curtains, carpets, blinds, and light fittings, ensuring a true turn-key opportunity.

This is a superb chance to secure a bright, modern, and low-maintenance retirement home in one of Southbourne's most sought-after coastal locations. Early viewing is highly recommended.

Tenure: Leasehold - 125 years remaining from 1992 - pets allowed with permission

Service Charge: £5,745.56 - per annum (paid half yearly)

Ground Rent: £522.22 - per annum (paid half yearly)

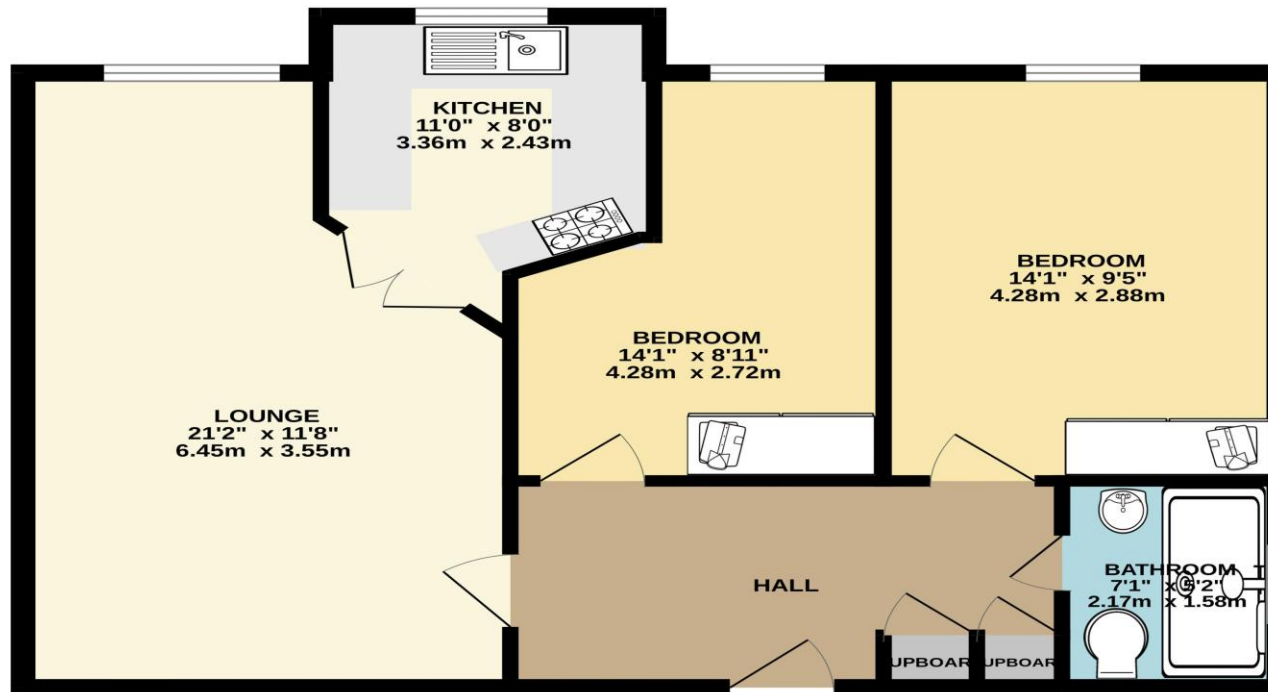
Council Tax Banding: D

EPC Rating: 78 | C





GROUND FLOOR



FLAT 31 ST. MARYS COURT BELLE VUE ROAD BH6 3DF

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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