



Estate Agents



Auctioneers

St. Catherines Road, Southbourne, Bournemouth, BH6 4AB

Guide price £375,000 – Share of Freehold

**Spacious Two Double Bedroom Second Floor Flat With Sea Views | Located Yards From Southbourne Beach | Entrance Hall
Living Room | Modern Kitchen | Large Master Bedroom | Second Double Bedroom | Modern Bathroom | Private Balcony
Garage In Block | Share Of Freehold | No Forward Chain**

Offered with no forward chain, this beautifully presented two double bedroom apartment is situated on the second (top) floor of the sought-after Rosemount development, just a few yards from Southbourne Clifftop and beach. Boasting far-reaching sea views, the property is ideally located within easy reach of local shops and restaurants at Southbourne Crossroads, with Southbourne Grove approximately a 20-minute walk away.

Accessed via a well-maintained communal entrance, stairs lead to the second floor where the apartment opens into a spacious and welcoming hallway extending over 24 feet in length. From here, doors lead to all principal rooms, including a bright dual-aspect living room with expansive sea views, a fitted island offering storage and informal dining space, and access to a private balcony that overlooks the communal gardens. The separate kitchen is fitted with a range of shaker-style cream units with solid wood worktops, and comes complete with built-in appliances including an oven with hob and extractor, fridge-freezer, dishwasher, and washing machine.

Both bedrooms are generously sized doubles. The master bedroom overlooks the rear communal grounds and features extensive built-in storage, while the second bedroom faces the front of the property and also offers ample space. A contemporary bathroom completes the accommodation and is fitted with a bath, quadrant shower, vanity unit with inset wash basin and WC, and finished with stylish tiling.

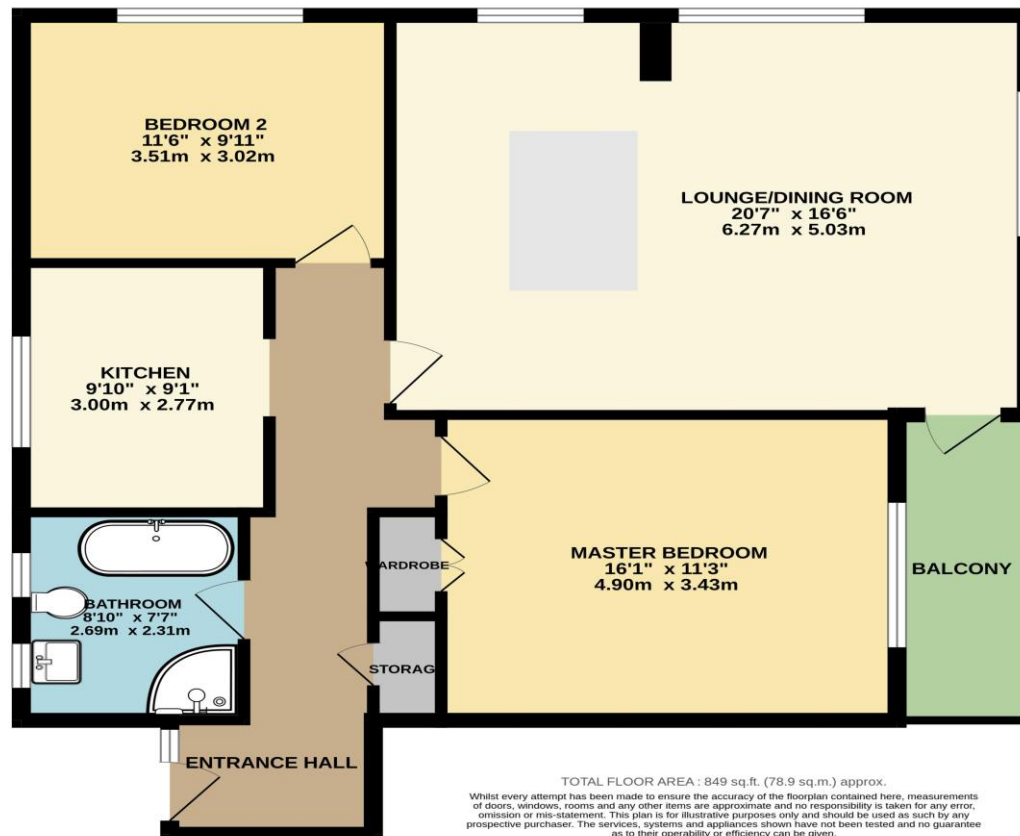
Externally, the apartment benefits from a private balcony with sea views, a large communal garden to the rear, and is conveyed with a private garage.

Tenure: Share Of Freehold
Maintenance: Approx. £300.00 per quarter
Council Tax Band: C
EPC Rating: 58 | D





SECOND FLOOR
849 sq.ft. (78.9 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.

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