



Irving Road ~ Southbourne ~ BH6 5BH

16 High Street, Christchurch Dorset BH23 1AY

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**JIM**  
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Superbly situated within easy strolling distance of the much sought after and highly regarded Southbourne High Street and beaches, this charming ground floor flat presents an ideal opportunity for first-time buyers or young professionals seeking a refined home. Boasting a leasehold tenure with an impressive 163 years remaining, this well-appointed and stylish property benefits from shared maintenance costs as and when required. Offering a contemporary living space, the apartment comprises two generously sized double bedrooms. A real highlight of the property is the recently refurbished bathroom benefitting from both contemporary bath and separate shower adding a touch of luxury to the space. The L-shaped open plan living area creates a seamless flow between the sitting room, dining area, and luxury kitchen spaces, fostering a sense of connectivity and openness.

A notable feature of this flat is the south easterly facing private landscaped gardens, which are mainly laid to lawn with paved entertaining areas and mature shrub and tree borders providing a tranquil outdoor retreat for relaxation or entertainment. Additionally, the property benefits from a brick paved driveway affording the convenience of off-road parking for one vehicle. In summary, this ground floor apartment with its desirable features and charming outdoor space offers a wonderful opportunity to create a comfortable and stylish living environment in the highly sought-after location of Southbourne with its numerous award winning eateries, boutiques and stunning beaches.

Floor Plan  
 829 Internal SQ. FT  
 77.0 Internal SQ. M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### Situation

A short stroll leads to Southbourne's blue flag beaches and thriving High Street with its numerous award winning restaurants, micro-breweries and boutiques. Close by is the historic and bustling market town of Christchurch with its stunning Priory and beautiful quay. Bournemouth's famous beaches are to be found a few miles away and the New Forest National Park is a leisurely drive away. The cathedral cities of Winchester and Salisbury are all also easily commutable

### Local Authority & School Catchments

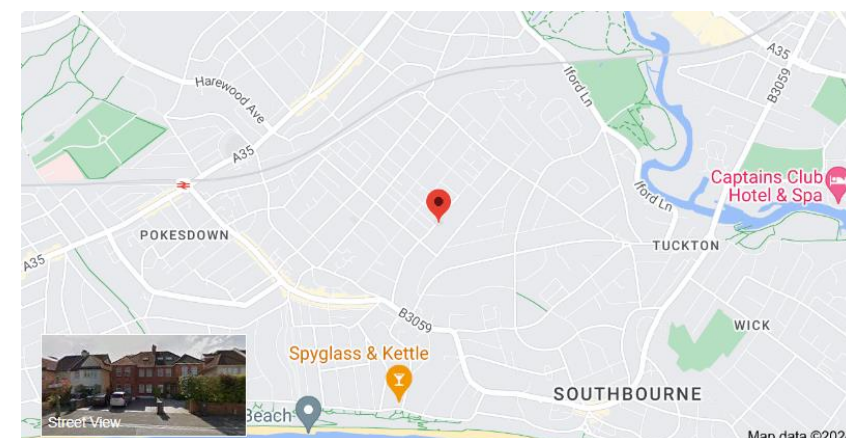
BCP Council ~ Council Tax Band C ~ Stourfield Infants & Juniors School & Avonbourne Academy.

### Asking Price

£375,000

### Tenure

Leasehold 163 Years Remaining ~ Service charge as a when ~ 50 % contribution to building insurance







Disclaimer Property Details: 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 or 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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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