



18 St Anthony's Road, Bournemouth BH2 6PD  
£950,000 Freehold









- IDEAL DEVELOPMENT OPPORTUNITY
- SPACIOUS PLOT
- RENOVATION PROJECT
- CURRENTLY ARRANGED AS 8 FLATS
- QUIET LOCATION
- HOME & INCOME POTENTIAL

### **Bournemouth**

Bournemouth town centre offers an extensive range of shopping and recreational facilities, along with many entertainment opportunities including the popular BH2 complex, which provides a large state of the art 10 screen Odeon cinema and an array of eateries. Statum is also ideally located for the seven miles of sandy beaches for which the area is renowned.

Bournemouth is regarded as a popular place to live, with many other beautiful locations on its doorstep. To the east, the wonders of the Jurassic Coast, to the west, the glorious New Forest and closer to home is the parish of Christchurch with its magnificent Priory which dates back to Norman times and the bustling port of Poole, with its historic Quay, vast natural harbour and world famous Sandbanks Peninsula.

Communications are excellent from the area via the nearby A338 linking to the M27, M3 and beyond, whilst the easily reached Travel Interchange offers mainline rail services to London Waterloo and beyond.

### **Property Comprises**

An attractive period building currently arranged as eight self-contained flats, offered as a full renovation and refurbishment project in a highly central Bournemouth location.

The property presents clear scope for reconfiguration, upgrading and value enhancement, with potential for a range of uses subject to the necessary consents. The existing layout is well suited to refurbishment for continued residential use, resale, or income-producing investment.

Set within a mature plot with frontage and parking potential, the building benefits from a strong external presence and a practical internal footprint, as shown in the accompanying floor plans.

An ideal opportunity for developers or investors seeking a central Bournemouth project with upside.

or Surveyor.

- Any prospective purchasers should satisfy themselves
- They do not constitute an offer of contract for sale.
- Their accuracy is not guaranteed and neither Key Drive

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Energy Efficiency Rating	
	Very energy efficient - lower running costs A (9-10)
	B (8-9)
	C (6-8)
	D (5-6)
	E (4-5)
	F (3-4)
	G (1-2)
	No energy rating - higher running costs
	England & Wales 2007/10/EC
Client:	
Measured:	

Environmental Impact (CO <sub>2</sub> ) Rating	
Country	Material

England & Wales

EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions

(20 points)

B

C

D

E

F

G

kg CO<sub>2</sub> emissions/m<sup>2</sup>

Very environmentally friendly - lower CO<sub>2</sub> emissions