



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

  
EST. 1977  
**KEY DRUMMOND**  
ESTATE AGENTS





- 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.

compliance measures should be applied to the property as a guide to prospective buyers. Accordingly, these particulars are intended only to give a brief description of the property and neither key documents nor the vendors accept any liability in respect of their contents. Their accuracy is not guaranteed and neither Agent nor the vendors accept any liability in respect of their contents. Any prospective purchasers should consult an attorney or contractor for details. They do not constitute an offer or contract for sale.

The diagram shows the layout of the Second Floor. It includes a central staircase labeled 'Communal' with dimensions  $4.70m \times 3.60m$ . To the left, there is a room labeled 'Flat 1' with dimensions  $3.90m \times 3.70m$ . To the right, there are two identical rooms labeled 'Flat 1a' and 'Flat 1b', each with dimensions  $4.70m \times 3.60m$ . The total width of the building is indicated as  $10.70m$  at the bottom. The overall length of the building is indicated as  $15.70m$  on the left side.

