



£795,000

6 Studland View 49 Montague Road, Southbourne, BH5 2EW



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Studland View is a luxury development constructed by renowned local builders, Blue Bay Properties. This apartment block is set in an enviable coastal location just a few minutes walk to the cliff top and access to award winning sandy beaches. The property itself offers stunning sea views, a larger than average wrap around south facing sun balcony (25') plus an additional west facing balcony.

Accommodation comprises of a large lounge/diner, modern kitchen, two double bedrooms, ensuite shower room and main bathroom.

The lounge/diner is a real feature of this apartment with one way glass floor to ceiling fixed windows and sliding doors leading to a large wrap around sun balcony from where spectacular views towards the Isle of Wight, Old Harry Rocks and The Isle of Purbeck can be enjoyed. The modern kitchen comprises of high gloss units with integrated appliances, quartz stone work surfaces with adjoining breakfast bar area, electric induction hob with extractor above.

Both bedrooms offer a range of neat built-in storage, these rooms have access to a good size west facing balcony, from here scenic sunsets can be seen. There is an ensuite shower room to the master bedroom and a good size bathroom, both of which are finished to a high standard with quality fixtures and fittings.

Externally this apartment offers superb outside space with the 25' balcony being large enough for outside dining, sun loungers, seating, planters & pots etc. The communal grounds are well maintained and the underground car parking has useful storage facilities for bikes, paddle boards etc. The passenger lift provides direct access to the car parking area.

Location

Southbourne has become one of the area's most popular places to live. Not only is it within easy walking distance to the cliff top and sea front, its' vibrant cosmopolitan High Street through the centre offers a great choice of bars, restaurants, coffee shops and independent retailers.



The area is popular for main accommodation or holiday homes. There is a mix of residential housing dating back to the 1900's and in recent years modern contemporary buildings have been constructed along the cliff top offering fantastic views. This apartment block is just a few minutes away to Fishermans Walk and the popular Cafe Riva. The clifftop provides access to miles of beautiful coastline and Southbourne Grove (High Street) is a level walk away, only 0.5Mile distance.

Pokesdown train station is less than a mile away and has a direct line to Waterloo, London.

Tenure: Leasehold, 125 year lease from 2007 (108 years remaining)

Ground Rent: £350 p.a.

Service charge: currently £2078.28 p.a.

Please note: No pets or holiday lets permitted

FEATURES & SPECIFICATIONS

- Frontline Cliff Top Position
- Panoramic sea views
- Easy access to award winning beaches
- 25' Wrap around south facing balcony and west facing balcony adjoining bedrooms
- Underfloor heating
- UPVC Double glazing
- Secure underground allocated parking
- Secure video entry system
- Passenger lift (direct access to underground parking)

Studland View, Montague Road, Southbourne

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft
 Outbuilding = 1.9 sq m / 20 sq ft
 Total = 82 sq m / 882 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(55-48) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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