



£599,950

9 Sandbourne Road, Bournemouth, BH4 8JR



SAXE COBURG™

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### Property Description

Saxe Coburg is excited to present this stunning sixth floor, purpose-built apartment, offering spacious living in a highly sought-after location. Just a short walk from Westbourne High Street, you'll have easy access to a variety of local shops, coffee shops, restaurants, and other amenities. The stunning Alum Chine Beach is also just a short walk away.

This outstanding renovated property truly must be viewed to fully appreciate everything it has to offer. Upon entering, you are welcomed by breathtaking, uninterrupted sea views, which can be enjoyed from both the main living room and the master bedroom, each with its own private balcony. The apartment has been meticulously updated throughout, including complete redecoration, new bathrooms, and a high-spec kitchen featuring integrated appliances.

The internal accommodation includes a spacious open-plan living and dining area, two double bedrooms (with the master benefiting from an en-suite shower room), a modern family bathroom, a separate cloakroom, and a well-equipped kitchen. Additional features include the large private balcony, private parking, double glazing, gas central heating, and the added benefit of no forward chain.

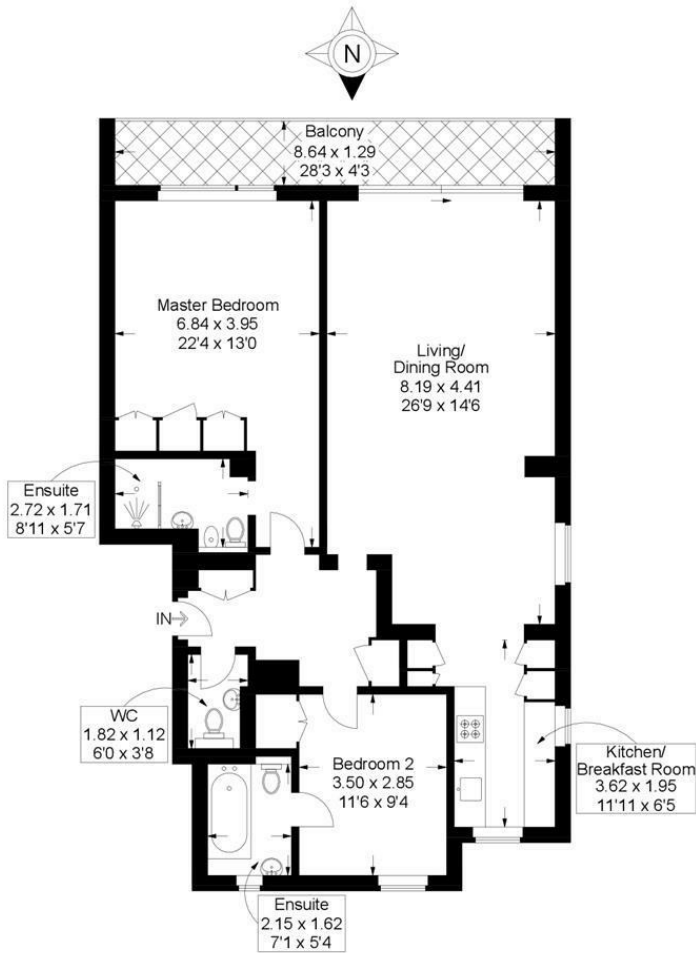
This property is ideal for those seeking a move-in ready home in a prime location or a lock-up-and-leave holiday home by the sea. To arrange an internal viewing, please contact us at your earliest convenience to avoid disappointment.

### FEATURES & SPECIFICATIONS

- STUNNING SEA VIEWS
- BEAUTIFULLY MODERNISED THROUGHOUT
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOMS
- LARGE PRIVATE BALCONY WITH STUNNING VIEWS
- PRIVATE ALLOCATED PARKING
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL HOLIDAY HOME

# Viewpoint, Sandbourne Road, Bournemouth

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Fifth Floor

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	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066    [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



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