



£350,000

Flat 1, 4, East Haven East Avenue, Bournemouth, BH3 7BY



SAXE COBURG™

Property Experts













### Property Description

Beautifully Presented Ground Floor Apartment with Private Garden in a Prime Location

Saxe Coburg are delighted to present this exceptional two-bedroom ground floor apartment, situated within a well-maintained and secure development, set back from the road and accessed via electric gates. Located on one of the area's most desirable leafy roads, the property offers a rare combination of peace and privacy, while remaining within easy reach of both Bournemouth and Poole. Each town offers an excellent selection of shops, restaurants, and leisure facilities, adding to the appeal of this prime location.

The apartment features two well-proportioned double bedrooms and two modern bathrooms, including a stylish en-suite to the master bedroom. A contemporary fitted kitchen leads through to a spacious lounge with a charming bay window that overlooks the private garden which is one of the property's standout features. The garden is generous in size, beautifully secluded, and a perfect sun trap, making it ideal for relaxing or entertaining.

Further benefits include an allocated parking space, additional visitors' parking, double glazing throughout, and efficient gas central heating. The property is also being offered to the market with no onward chain. Whether you're looking for a main residence, a sound investment opportunity, or a tranquil holiday retreat, this beautifully presented apartment ticks all the boxes.

An internal viewing is highly recommended to avoid disappointment and to truly appreciate everything this wonderful home has to offer.

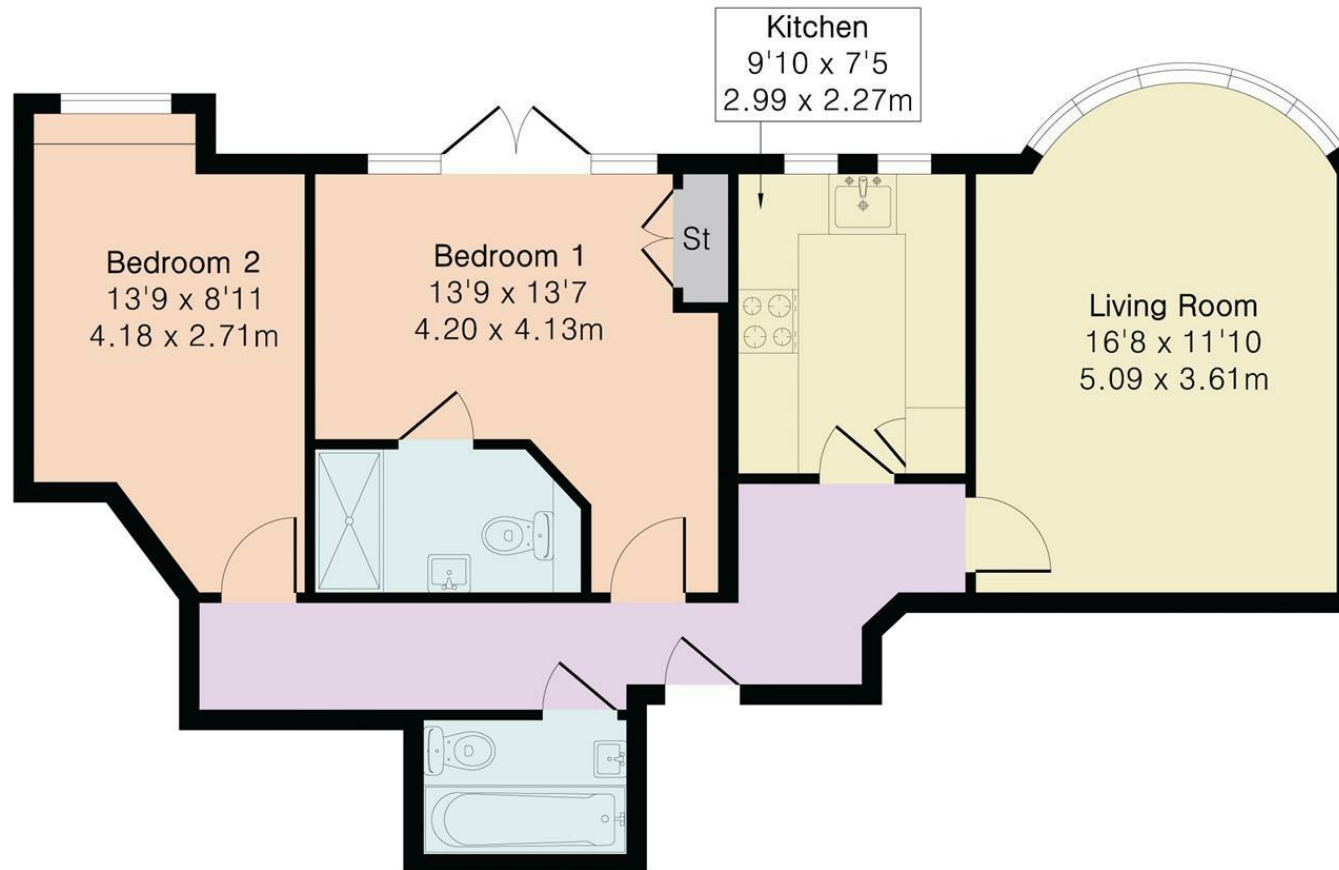
### FEATURES & SPECIFICATIONS

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- STUNNING PRIVATE REAR GARDEN
- TWO MODERN BATHROOMS
- MODERN FITTED KITCHEN
- ALLOCATED PARKING SPACE AND VISITORS PARKING
- ACCESSED VIA ELECTRIC GATES
- GROUND FLOOR
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- PERFECT HOME OR INVESTMENT OPPORTUNITY





## Approximate Gross Internal Area 712 sq ft - 66 sq m



Ground Floor Flat

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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 |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |





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