



Flat 9, 56 Southbourne Road, Bournemouth  
£230,000





Welcome Homes are delighted to offer for sale this two double bedroom second floor flat located in the popular area of Southbourne, BH6. The property benefits from open plan living, one allocated off road parking space and being within 0.2 miles of Southbourne Grove high street.

The flat is accessed via a communal entrance with telephone entry system and is located on the top floor (there is no lift in the building). On entering the flat steps down from the front door lead to the hallway with doors to all rooms.

The open plan living space has laminate flooring and windows to the rear and side elevation. The kitchen has a range of units to eye and base levels with a continuation of the work top surface to provide a breakfast bar area. There is an oven and grill with electric hob and extractor fan above, sink with drainer unit and space for a further appliance under counter.

Both bedrooms are doubles in size with one benefitting from built in wardrobes.

The bathroom is part tiled with low level WC, wash hand basin, shower over bath and heated towel rail.

To the front of the property the flat is conveyed with one allocated off road parking space and there is a communal garden.

Situated in an extremely sought after location, Southbourne high street with its array of shops, restaurants and bars is 0.2 miles away as well as the award winning blue flag beach at Southbourne which is within 1 mile. Bus routes into Bournemouth and Christchurch are on the main high street and Bournemouth hospital and the A338 are 1.5 miles from the property. Pokesdown train station with direct routes to London is 0.4 miles away and the property is also located within popular school catchments. Offered with no forward chain.

Tenure & Maintenance:

Tenure: Leashold approx 107 years remaining

Maintenance: £1,200 - £1,500 per annum

Ground rent: £150.00pa

Management company: Pier Management

EPC: C

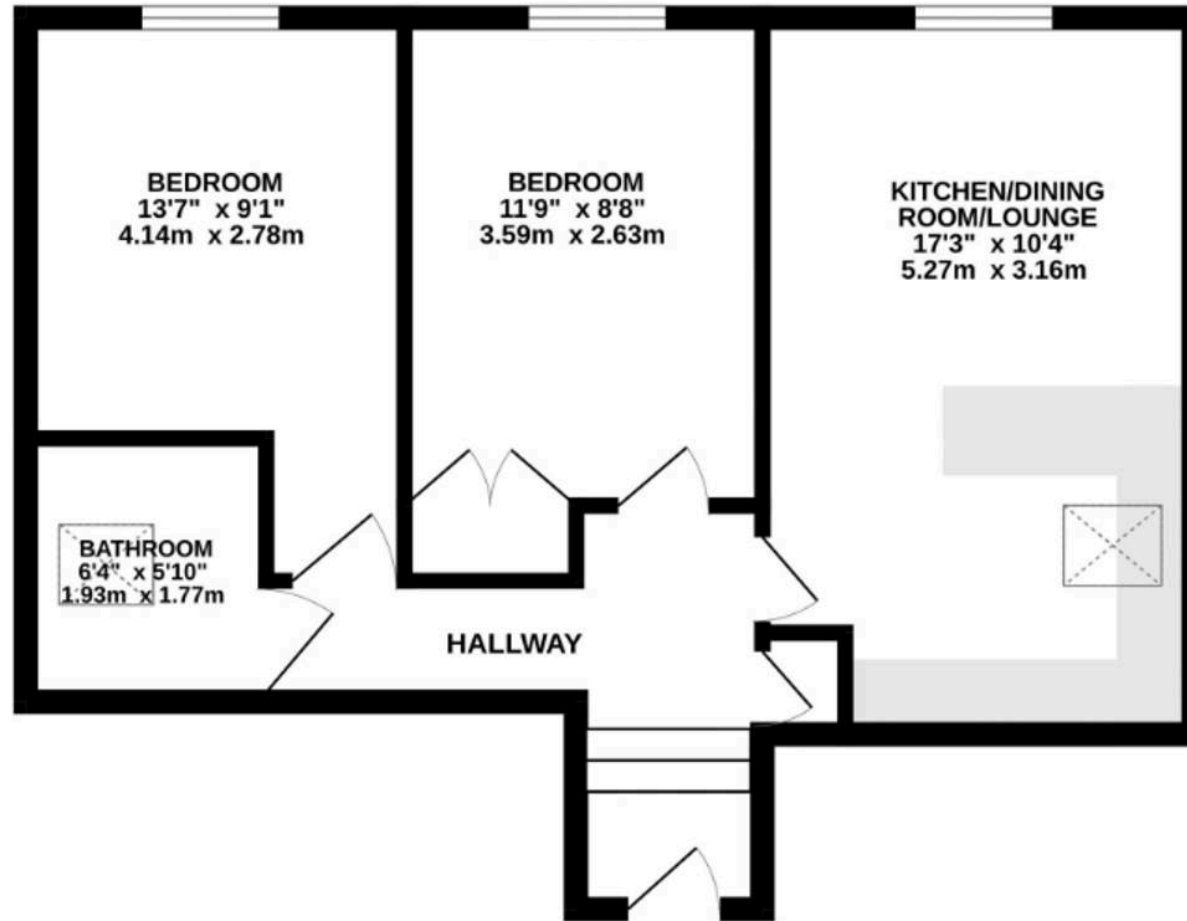
COUNCIL TAX BAND: C







2ND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Welcome Homes

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