



Connells

Southern Road
Bournemouth



Property Description

Connells Southbourne are pleased to introduce this ground floor apartment, with the freehold and its own private entrance. The property briefly comprises; three double bedrooms, large sitting/dining room, separate kitchen, shower room, garage, off road parking and a courtyard garden.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

Situated on the corner of Southern Road and Pine Avenue, the double glazed front entrance door opens into the;

Entrance Hall

Front door opens into large walk-in cupboard. Laminate flooring. Two radiators. Doors to all rooms.

Sitting / Dining Room

20' 7" x 15' 2" (6.27m x 4.62m)

Double glazed bay window to rear aspect plus two feature stained glass windows to side. Laminate flooring. TV and telephone point. Three radiators.

Kitchen

15' 2" x 7' 9" (4.62m x 2.36m)

Double glazed window to the rear aspect. Fitted with a range of matching wall and base units with contrasting work surfaces over. 1½ stainless steel sink unit with drainer. Inset electric hob with glass splashback and stainless steel cooker hood over. Built in eye level oven. Space and plumbing for dishwasher and washing machine. Space for freestanding fridge freezer. Cupboard housing gas central heating boiler. Pantry space. Radiator. Door to courtyard garden.

Bedroom 1

17' x 11' (5.18m x 3.35m)

Measurements taken into bay. Double glazed window to side aspect. Two built-in wardrobes. TV point. Radiator.

Bedroom 2

14' plus bay x 10' (4.27m plus bay x 3.05m)

Measurements taken to face of built-in wardrobes. Double glazed window to front and side aspects. Two radiators.

Bedroom 3

11' 1" x 11' (3.38m x 3.35m)

Double glazed window to side aspect. Radiator.

Bathroom

Obscure glazed window to front aspect. Large walk-in shower enclosure. Electric shower over. Vanity wash hand basin. Low level WC. Part tiled. Radiator.

Rear Garden

Shared courtyard garden with side access to front.

Garage

18' x 7' 5" (5.49m x 2.26m)

The garage conveyed with this property is located on the right hand side.

Up and over door with power and light. Allocated space in front of the garage too.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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