

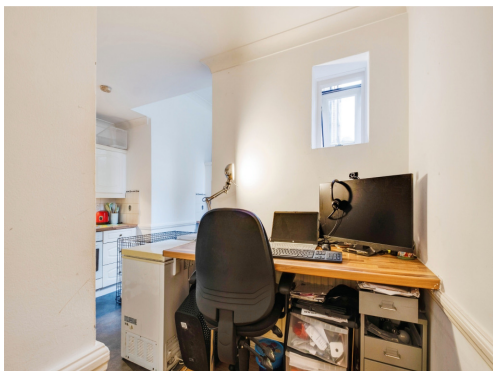


Connells

Seacliff Court Boscombe Cliff Road
BOURNEMOUTH

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for sale guide price
£275,000



Property Description

Connells Southbourne present an exquisite two-bedroom ground floor garden apartment for sale nestled in a serene setting, offered with a share of the freehold. The property boasts a charming private wrap-around garden, providing an ideal outdoor retreat for relaxation and entertaining. Recently refurbished to an impeccable standard by the present owners, the apartment strikes a perfect balance between modern luxury and timeless elegance. The thoughtful upgrades enhance both functionality and aesthetics, making it a truly inviting space to call home. One of the standout features of this delightful apartment is an unexpected hidden gem: a spacious basement, which presents a multitude of possibilities. With the right vision, this versatile space can easily be transformed into an impressive cinema room, a home gym, or even a creative studio, catering to your unique lifestyle needs. The endless potential of this additional area is a rare find in urban living, adding further value to the already stunning property. Perfectly positioned, the apartment is within close proximity to the vibrant manor zigzag and the renowned blue flag award-winning beaches. Residents can enjoy the convenience of nearby shops, cafes, and recreational activities, all of which are close by. This excellent location combined with high-end finishes and a peaceful garden makes this apartment an exceptional opportunity for those seeking a contemporary home in a prime coastal area. Schedule a viewing today.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hall

Large open reception area. Two staircases leading to the upper floors.

Entrance Hall

Built in storage cupboard. Doors off to all accommodation.

Lounge / Diner

16' x 11' 4" (4.88m x 3.45m)

Side aspect double glazed window. Double glazed patio door leading into the rear garden. Lift up cellar door leading to the basement. TV point. Radiator.

Kitchen

15' x 8' 10" (4.57m x 2.69m)

Fitted kitchen comprising range of wall and base units, inset stainless steel 1.5 bowl sink unit, inset 4 burner gas hob with extractor fan over, and electric oven under, space and plumbing for washing machine, built in breakfast bar. Part tiled walls. Radiator.

Bedroom One

16' 3" x 13' (4.95m x 3.96m)

Side aspect double glazed window. TV point. Radiator.

En Suite

Fitted suite comprising shower cubicle with plumbed shower, wash hand basin and low level EC. Chrome ladder style heated towel rail. Part tiled walls. Wall mounted extractor fan.

Bedroom Two

12' x 6' 8" (3.66m x 2.03m)

Side aspect double glazed window. Built in storage cupboard. Radiator.

Shower Room

Fitted suite comprising large enclosed glass shower cubicle with plumbed shower, his and hers twin sinks with storage unit under and low level WC. Chrome ladder style heated towel rail. Part tiled walls. Karndean flooring.

Private Garden

The enclosed garden is a delightful oasis, thoughtfully designed with a variety of distinct areas that cater to both relaxation and social gatherings and Al fresco dining. There is a shingled seating area, where friends and family can gather to enjoy intimate conversations or simply bask in the tranquillity of the surroundings. The remainder of the garden is laid out with decorative paving and artificial grass.

Communal Grounds

Accessed via twin driveways leading to allocated parking spaces and visitors parking. The garden is laid to lawn with decorative inset trough borders stocked with a variety of mature plants and shrubs.

Agents Note

Lease: 999 years from 25 September 1997

Current Annual Service Charge: £1850.00

Council Tax Band: D





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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SBN306097

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Sep 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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