



Connells

Adeline Road
Bournemouth



Property Description

Connells Southbourne presents this charming ground floor freehold apartment, perfect for those seeking coastal living. This two-bedroom property boasts a well-appointed kitchen/breakfast room, a comfortable sitting room, and a bright conservatory that leads to a private rear garden. The added convenience of off-road parking and a garage is a definite plus! Ideally situated, you'll find yourself just over 600 meters from the beautiful Boscombe beach, making this an excellent opportunity for beach lovers.

Boscombe has a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Approach

A block paved driveway provides off road parking. Communal front door opens into the;

Communal Porch

Door opens into the;

Entrance Hall

Access to loft hatch. Doors to all rooms. Door to;

Under Stairs Shower Room

Shower cubicle. Wall hung wash hand basin. Low level WC. Chrome towel radiator. Fully tiled.

Sitting Room

17' into bay x 14' 6" (5.18m into bay x 4.42m)

Double glazed bay window to the front aspect. Three radiators. TV point.

Kitchen / Breakfast Room

12' 5" x 11' 8" (3.78m x 3.56m)

Fitted with a range of matching wall and base units with laminate worktops over. Inset four ring gas burner, with electric oven underneath and cassette cooker hood over. Stainless steel sink and drainer unit with tiled splashbacks.

Door to;

Conservatory

12' 1" x 8' 9" (3.68m x 2.67m)

Double glazed door to rear. Door to garage. Radiator.

Bedroom One

16' 7" x 11' 2" (5.05m x 3.40m)

Two rear aspect double glazed windows. Built in wardrobe. Door to;

En Suite

Double glazed windows to the rear and side aspect. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin and low level WC. Radiator. Fully tiled.

Bedroom Two

11' 8" x 7' 4" (3.56m x 2.24m)

Two double glazed windows to rear aspect.
Radiator.

Rear Garden

The private enclosed rear is paved for ease of maintenance and offers the perfect space for you to relax and unwind.

Garage

Up and over door. Power and light.

Agents Notes;

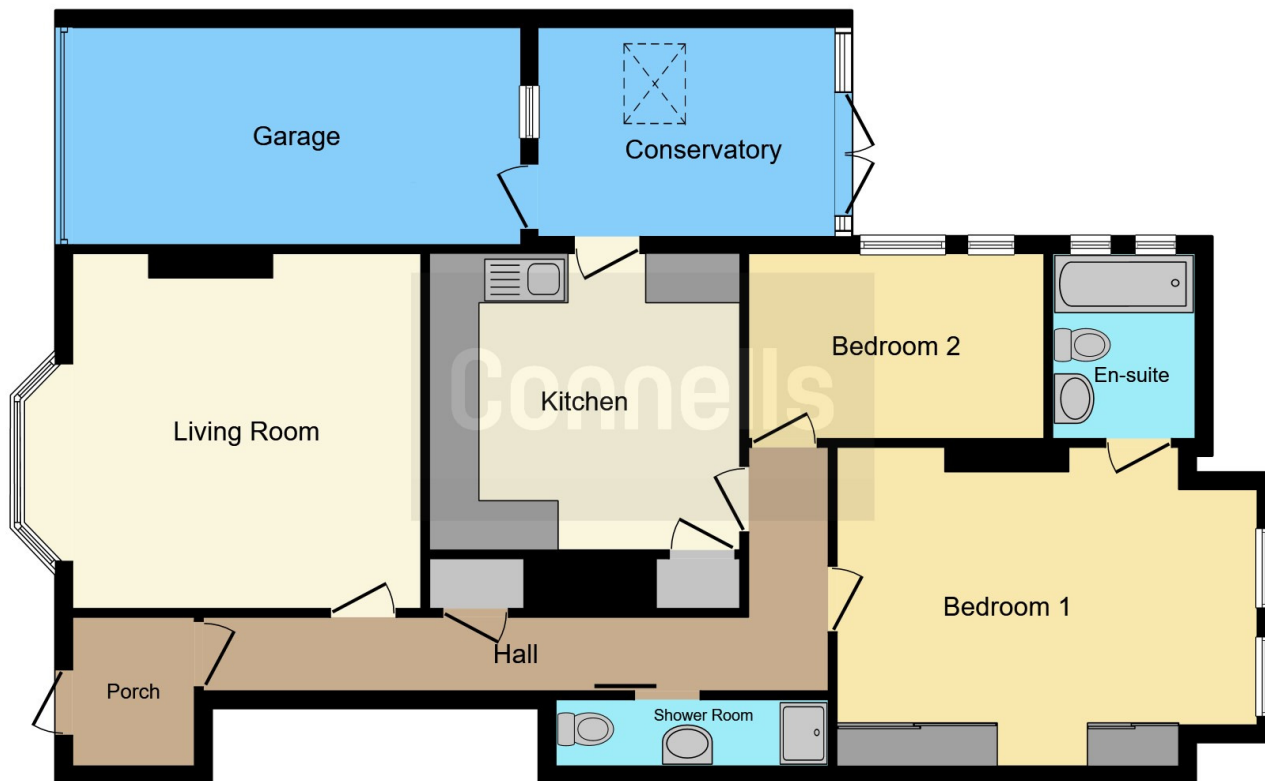
Lease: Freehold

Service Charge: As and When split 50/50 with upstairs

Ground Rent: £0

Council Tax Band B - BCP Council





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EPC Rating: C

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Tenure: Freehold



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