



Connells

Southbourne Road
Bournemouth



Property Description

Presenting a rarely available ground floor flat that offers the space and amenity of a house, Southbourne Road is an exceptional opportunity for those seeking lifestyle and potential in a highly coveted location. This generous two-bedroom home benefits from a Share of Freehold, providing security and control often missing in apartment living. Internally, the accommodation is spaciouly laid out, featuring two good-sized double bedrooms, a separate kitchen, and a notably large lounge, complemented by ample integrated storage throughout. While the property has been kept clean and well-maintained, it is now ripe for a creative buyer to undertake modernising updates, transforming it into a bespoke contemporary residence perfectly suited to the surrounding coastal environment.

What truly sets this flat apart is the substantial exterior offering. The property boasts a large, well stocked, South-facing front garden—a perfect sun trap for outdoor entertaining or relaxation. To the rear, a private garden space enhances the appeal, while practical needs are superbly met by a dedicated driveway providing off-road parking for 2-3 cars, culminating in an invaluable private garage. This exceptional combination of interior space and private exterior amenity is highly sought after in Southbourne.

Positioned on Southbourne Road, residents enjoy effortless access to the best of the local area. The vibrant atmosphere, boutique shops, and cafes of Southbourne High St.

Lounge

20' x 18' 3" (6.10m x 5.56m)

Kitchen

11' 5" x 8' 2" (3.48m x 2.49m)

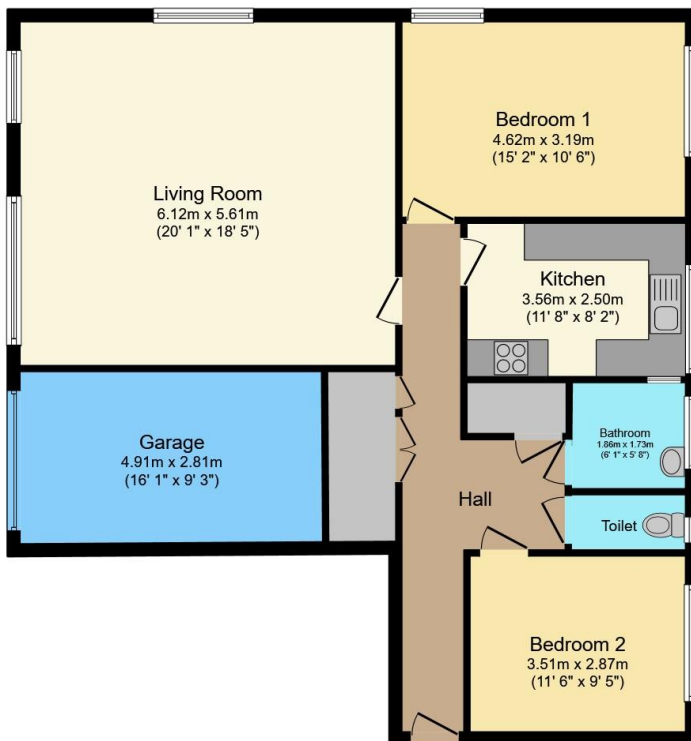
Bedroom 1

15' 1" x 10' 4" (4.60m x 3.15m)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.87m)





Total floor area 106.4 m² (1,145 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating:
Awaited

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305971

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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