



**Southbourne Sands Clifton Road,BOURNEMOUTH BH6 3NZ**



**welcome to**

**Southbourne Sands Clifton Road, BOURNEMOUTH**

\*\*\* A MUST VIEW \*\*\*

Stunning Clifftop maisonette apartment with three double bedrooms, sea views, private garden and garage with additional store room.





**Lower Ground Floor**

**Ground Floor**

**Entrance Hall**

**Lounge/Diner**

23' 8" Max x 21' 5" ( 7.01m Max x 6.53m )

**Sun Room**

22' 8" Max x 4' 5" ( 6.91m Max x 1.35m )

**Kitchen**

14' 6" Max x 6' 7" ( 4.42m Max x 2.01m )

**Bedroom 1**

13' 1" Max x 12' 6" ( 3.99m Max x 3.81m )

**Bedroom 2**

13' 1" MAX x 9' 2" ( 3.99m MAX x 2.79m )

**Bedroom 3**

10' 4" Max x 10' 3" ( 3.15m Max x 3.12m )

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](http://www.focalagent.com)

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## Southbourne Sands Clifton Road, BOURNEMOUTH

- SEA VIEWS
- THREE DOUBLE BEDROOMS
- PRIVATE GARDEN
- GARAGE & ADDITIONAL STORE ROOM
- OFF ROAD PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 2800.00

Ground Rent: 55.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £460,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110133](https://fox-and-sons.co.uk/Property/WTN110133)



Property Ref:  
WTN110133 - 0006

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