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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**FLAT 3 17 BELLE VUE CRESCENT
SOUTHBOURNE BOURNEMOUTH
BH6 3BW**

Price £275,000

Shared Freehold



LOCATED BETWEEN THE POPULAR CENTRE OF SOUTHBOURNE AND THE VILLAGE OF TUCKTON IS THIS CHARACTERFUL & SPACIOUS FIRST FLOOR FLAT.

THE ACCOMMODATION COMPRISES OF ENTRANCE HALL WITH STAIRS TO THE FIRST FLOOR & ACCESS INTO THE FLAT. OFF THE ENTRANCE HALLWAY IS A WELL PROPORTIONED KITCHEN WITH AMPLE DINING SPACE AND A SEMI CIRCULAR BALCONY LOOKING ONTO THE GARDEN. THE LOUNGE IS SPACIOUS & BRIGHT WITH A LOVELY FEATURE FIREPLACE & LARGE BAY WINDOW. A GOOD SIZE FAMILY BATHROOM FEATURES A SEPARATE BATH & QUADRANT SHOWER. TWO COMFORTABLY SIZED & NATURALLY LIGHT DOUBLE BEDROOMS COMPLETE THE ACCOMMODATION.

FURTHER BENEFITS INCLUDE A LEASE IN EXCESS OF 990 YEARS, A SHARE OF THE FREEHOLD, ALLOCATED PARKING SPACES, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING & A LARGE COMMUNAL GARDEN WITH LAWN & MATURE TREES.

THE FLAT IS ALSO LOCATED WITHIN EASY REACH OF AWARD WINNING BEACHES, HENGISTBURY HEAD, SEAFIELD GARDENS & THE HISTORIC TOWN OF CHRISTCHURCH.

THIS LOVELY FLAT WOULD SUIT A FIRST TIME BUYER, A SMALL FAMILY, THOSE WISHING TO DOWNSIZE OR AS A HOLIDAY HOME

FLAT 3 17 BELLE VUE CRESCENT, SOUTHBOURNE, BOURNEMOUTH BH6 3BW

- **SPACIOUS FIRST FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **LARGE LOUNGE WITH BOX BAY**
- **WELL PROPORTIONED DINING/KITCHEN**
- **GOOD SIZE BATHROOM**
- **ALLOCATED PARKING**
- **50% SHARE OF FREEHOLD**
- **COMMUNAL GARDENS**
- **CLOSE TO AWARD WINNING BEACHES**
- **BETWEEN SOUTHBOURNE AND TUCKTON SHOPPING AREA CHARGES**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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First Floor

Approx. 73.3 sq. metres (789.2 sq. feet)

