



FLAT 1, 96 BELLE VUE ROAD  
SOUTHBOURNE  
Dorset, BH6 3EL

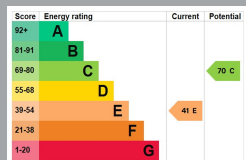
£800 PCM

[goadsby.com](http://goadsby.com)



# LARGE ONE BEDROOM GROUND FLOOR FLAT SITUATED IN SOUTHBOURNE

- One Bedroom Ground Floor Flat
- Offered Unfurnished with Garage
- Situated in Southbourne
- Communal Garden
- EPC Rating: Band E



Reference: 126643

**Deposit Amount:** £923.07

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Electric overnight storage heaters

**Parking:** No allocated parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

**Drainage:** Mains Private Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

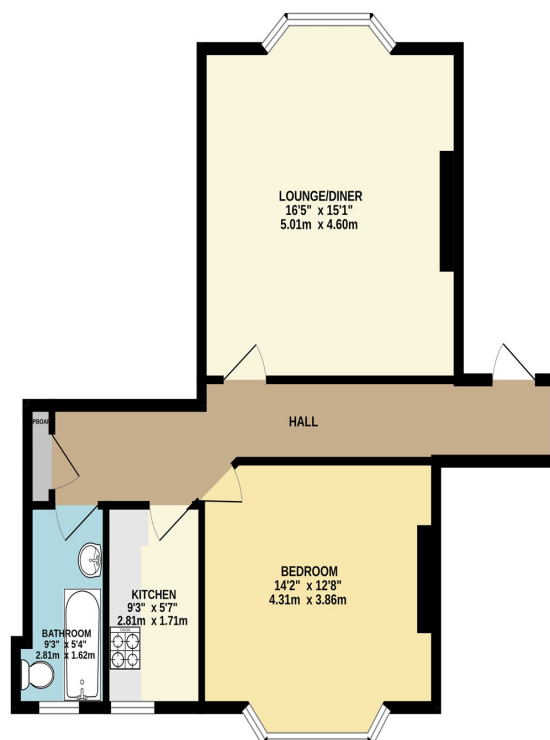
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Located in the desirable area of Southbourne, this charming one-bedroom ground floor flat is offered to the market unfurnished. This property offers a comfortable living space with one bedroom, one bathroom with bath an overhead shower, kitchen with oven included, and a reception room with bay windows. Situated in a convenient location, this flat also comes with a garage. Residents will also have access to a communal garden. No allocated parking space.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metagrip C2025

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 432188  
southbourne@goadsby.com

31 Southbourne Grove

Southbourne  
Bournemouth, Dorset  
BH6 3QT