



79 SOUTHBOURNE LANE EAST
SOUTHBOURNE
Dorset, BH6 3AZ




£1,500 PCM

goadsby.com

FOUR BEDROOM CONVERTED MAISONETTE CLOSE TO SOUTHBOURNE HIGH STREET.

- Four Bedroom Maisonette
- Offered Part-Furnished
- Two Bathrooms
- Close To Southbourne High Street
- EPC Rating: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		83
(69-80)	C		
(55-68)	D		
(43-54)	E	58	
(31-42)	F		
(13-30)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Reference: 1113011

Deposit Amount - £1730.76
Council Tax - Band B

Heating Type: Electric panel heaters

Parking: No Parking

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

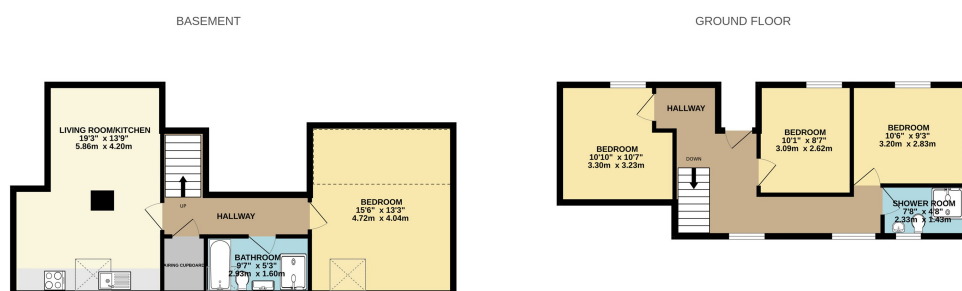
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This converted four bedroom maisonette is located on Southbourne Lane East which runs adjacent to the main high street in Southbourne with its array of bars, restaurants and boutique shops. Accessed through its own private entrance the first floor consists of three of the bedrooms all of which are doubles and a shower room. Moving to the lower level there is the fourth bedroom as well as an open-plan living/kitchen area, a utility room and main bathroom with separate shower and bath units. Offered on a part-furnished basis.

Please note marketing photos were taken prior to the current tenancy in 2024.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix C2024

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.

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