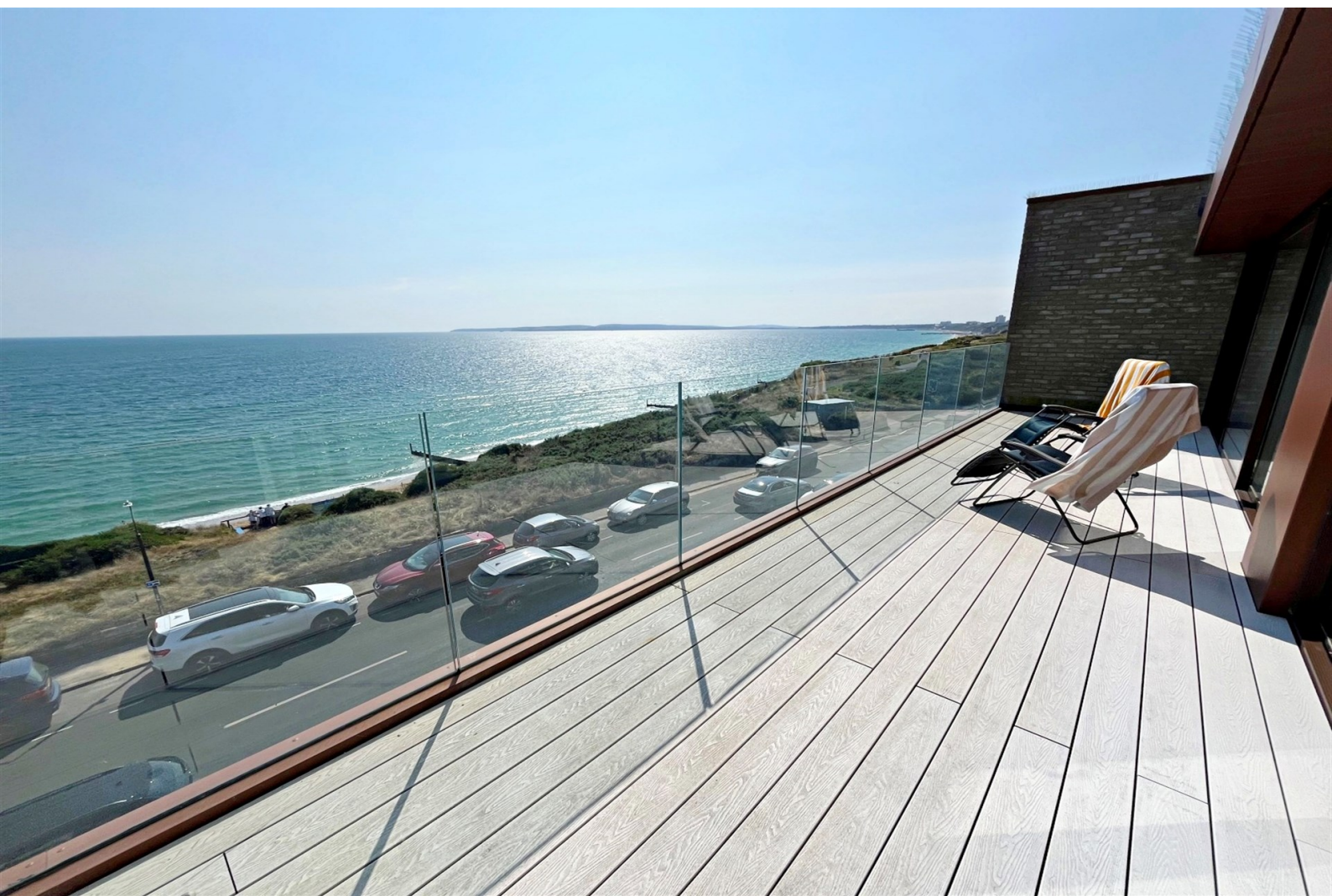




9 REFLECTIONS (PENTHOUSE)

SOUTHBOURNE

Dorset, BH6 3PE

£2,500 PCM

goadsby.com

DELIGHTFUL PENTHOUSE APARTMENT WITH SPECTUACULAR SEA VIEWS - SIX MONTH LET ONLY.

- Three Bedroom Penthouse Apartment
- SIX MONTH LET ONLY
- Offered Furnished
- Panoramic Views From Sun Terrace
- EPC Rating: Band B

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95+)	A	
(81-94)	B	
(69-80)	C	
(55-68)	D	
(49-54)	E	
(41-48)	F	
(35-40)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 1087179

Deposit Amount: £2,884.61

Council Tax: Band F

Furnishing: Furnished

Heating Type: Underfloor

Parking: Allocated Parking Space

Utilities: Ask Agent
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

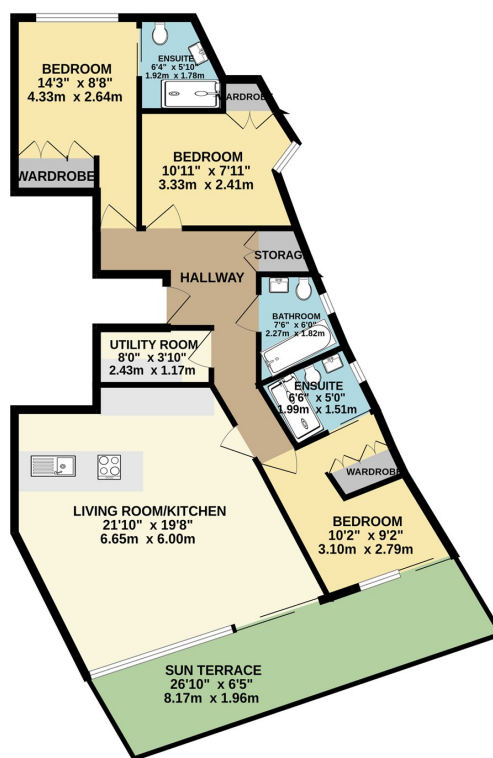
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This delightful three bedroom penthouse is located on Southbourne Overcliff Drive. The property is beautifully positioned on the seafront with panoramic views from Hengistbury Head and the Isle of Wight in the east to the Purbecks in the west. The property was developed and completed in 2023, and has modern fittings throughout. There are three double bedrooms, two of which have en-suite shower rooms and the 3rd is serviced by the main family bathroom. The kitchen/living room offers modern open plan living, the kitchen is fitted with fridge freezer and dishwasher. There are sea views from the living room and one of the bedrooms, both of which have access out onto the large sun terrace from which there are panoramic views. There is also a separate utility room with washing facilities and additional storage. The property is heated by gas powered underfloor heating, and is double glazed throughout. There is an allocated parking space for one car which also has an electric charging point. Offered on a furnished basis, please note the let would be for just six months only.

Photos taken prior to current occupier in 2024

THIRD FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix i2025

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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