



STRATTON OAK ESTATES

26 Church Road, Bournemouth, BH6 4BA
£285,000

Just MOMENTS FROM THE BEACH this two bedroom apartment offers COASTAL CHARM and distant sea views spanning from Muddeford Spit to the Needles. Featuring a private entrance, spacious lounge/diner, a new pressurised water system and allocated covered parking, a perfect blend of convenience and seaside vibes. Pet Friendly (with freeholder consent)

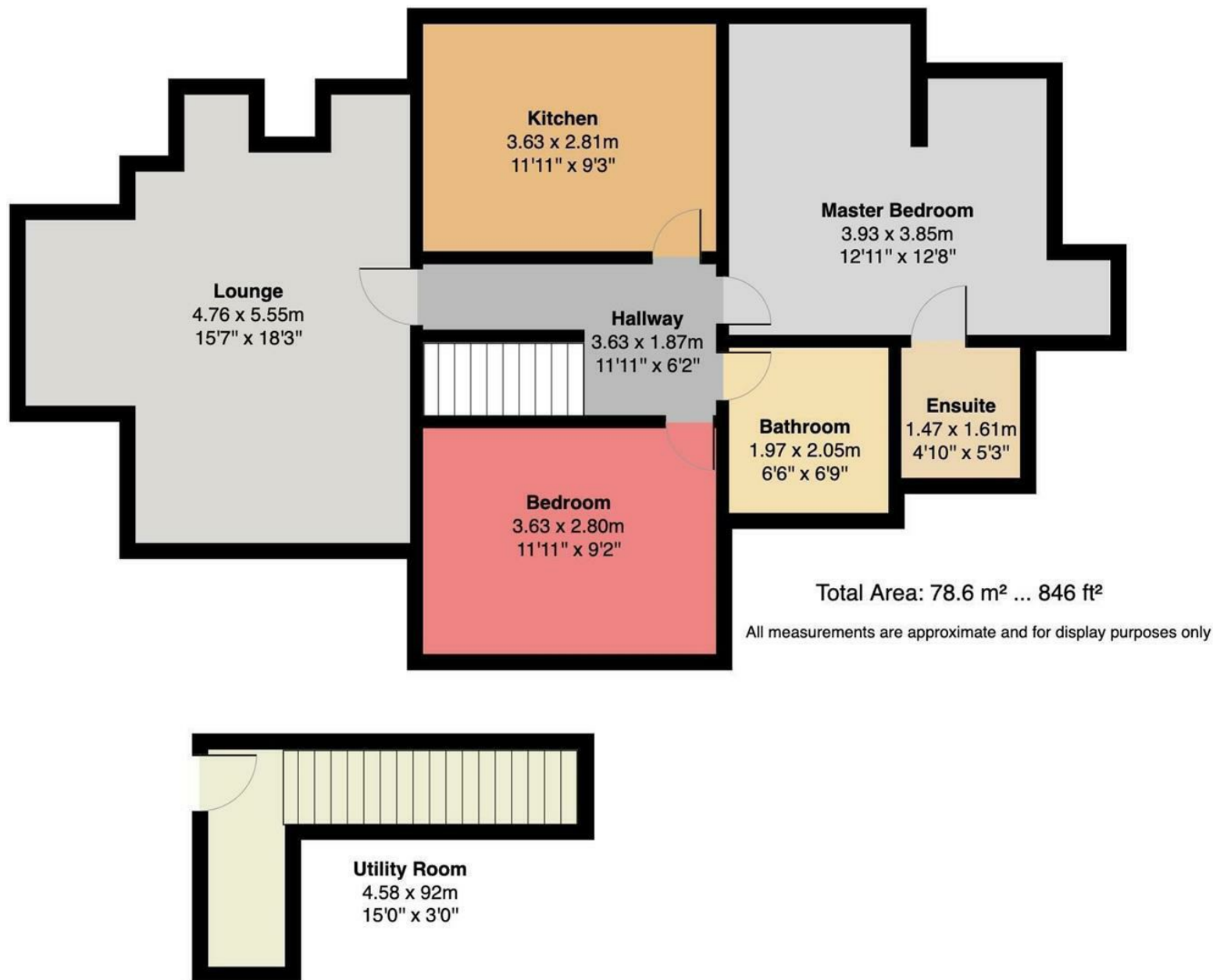
- Prime Southbourne location just moments from the beach and within a short walk to Southbourne High Street.
- First Floor Apartment with private entrance and distant sea views from Muddeford Spit to the Needles.
- Spacious lounge and dining area designed to maximise coastal views, ideal for relaxing and entertaining.
- Bright, modern kitchen with large window aspect, ample natural light and integrated appliances.
- Two well-sized bedrooms, including a large Master bedroom with double aspect and an updated ensuite shower room.
- Pets allowed with Freeholder permission.
- Newly installed pressurised water system ensuring efficient heating throughout the home.
- Allocated covered parking with external storage and access to a well-maintained communal front garden.



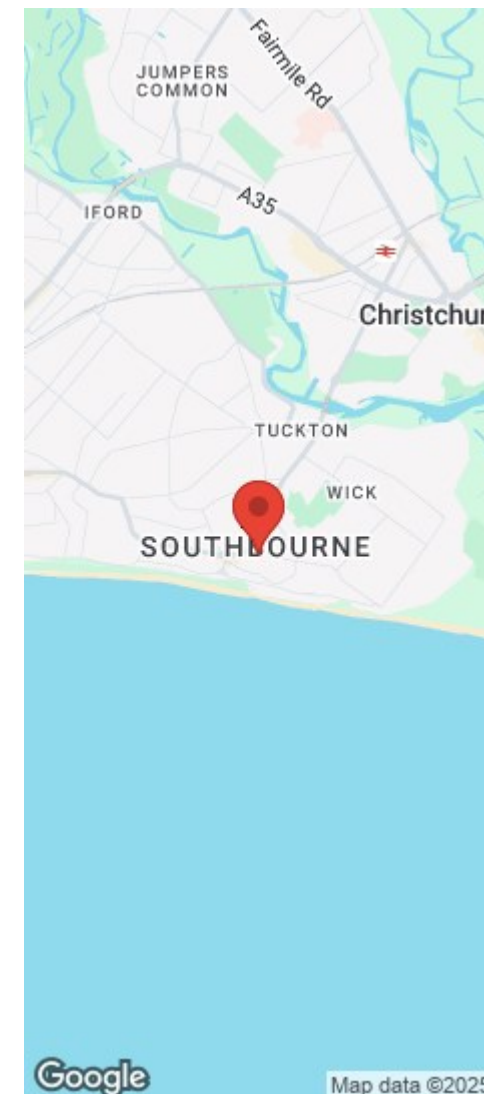
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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