

Southbourne, Bournemouth Asking Price Of £399,950







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4/5 Bedrooms, 1 Bathroom Asking Price Of £399,950

• FREEHOLD TITLE

- 4-5 BEDROOM
- MAISONETTE ACROSS 3 FLOORS
- STORAGE/UTILITY AREA
- BALCONY
- REAR GARDEN
- GREAT RENTAL POTENTIAL

Martin and Co Bournemouth welcome to the market this 4/5 bedroom Maisonette, with own entrance, split across the ground, first and second floors. Conveniently located to the high street in Southbourne, you are within walking distance to all the amenities of the high-street including bars, restaurants, coffee shops and more. The award winning beaches are also within walking distance of the property.

As we enter the property we are immediately positioned in the ground floor storage and utility area that offers much potential. It is a very diverse space that can be used to house the washer/dryer, have a wall of storage on one side or simply use it to gain access out into the rear garden, and the main door of the property.

As we step inside the entrance hallway at the bottom of the staircase, it's clear to see that the you don't have a shortage of space. Kick of the muddy or sandy boots after a long walk at the beach or in the forest. The hallway has the potential of adding an additional ground floor W/C. As we make our way up the stairs to the first floor we The kitchen diner is a great place to entertain guests, are greeted with a nice big landing area that leads us to cook diner or just enjoy a nice evening with family. The the all principle rooms on that floor and the staircase to kitchen is equipped with oven, Gas Hob with extractor the second floor. fan, fitted dishwasher, Wine Rack, sufficient worktops

The first floor comprises of a sizable master bedroom, storage both above and under counter. The dining offering plenty of space for the bedroom furniture and space means a nice big table to sit around with space more. There is a large bay window area and the light of a sofa should you need it. floods in.

The lounge is identical to the master bedroom with the size to each other. They can be used as bedrooms, added benefit of access to the front facing balcony to office space, or for added storage. All rooms are which you can enjoy a nice hot cup of tea on and soak carpeted and have windows or Velux windows for light up the sun. and fresh air.

There is a large storage cupboard ideal for Henry the The property has on road parking and there is not a hoover and other household items. The bathroom is a shortage of parking on street. The property is over 1650 very impressive space with freestanding bathtub, free sqft in size and makes it a larger property than most standing shower unit, hand wash basin, heated towel others like it. There is renovation potential for the property and some TLC is in order to bring it up to a rail and W/C. buyers standard.









and breakfast bar. There is plenty of cupboard space for

The second floor comprises of 4 bedrooms, all of similar

The garden is a wonderful place to enjoy the afternoon 2. General: while we endeavour to make our sales 5. These particulars are issued in good faith but do not sun with a westerly aspect, space for decking, the sun particulars fair, accurate and reliable, they are only a constitute representations of fact or form part of any loungers and all important paddling pool and trampoline general guide to the property and, accordingly, if there offer or contract. The matters referred to in these for the kids.

Agent Notes

Tenure: FREEHOLD Service charge £0 per annum Ground Rent £0 per annum **Holiday Lets Permitted Pet Friendly Property** All mains are connected Parking on street

some distance to view the property.

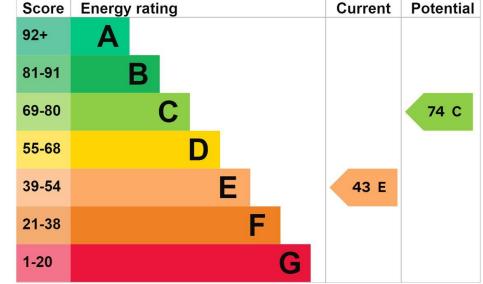
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property,

1. Money laundering regulations: intending purchasers accordingly we strongly advise prospective buyers to will be asked to produce identification documentation at commission their own survey or service reports before a later stage and we would ask for your co-operation in finalising their offer to purchase. order that there will be no delay in agreeing the sale.

is any point which is of particular importance to you, particulars should be independently verified by please contact the office and we will check the position prospective buyers or tenants. Neither Martin and Co for you, especially if you are contemplating travelling Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.









First Floor

Martin & Co Bournemouth

192 Seabourne Road

Bournemouth

BH5 2JB

T: 01202559922 • E: bournemouth@martinco.com

01202559922



http://www.bournemouth.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



