







Southbourne, Bournemouth

5 Bedrooms, 1 Bathroom Asking Price Of £375,000

- 4-5 BEDROOM
- MAISONETTE ACROSS 3 FLOORS
- FREEHOLD TITLE
- BALCONY
- FAMILY BATHROOM

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 are greeted with a nice big landing area that leads us

to the all principle rooms on that floor and the staircase for storage both above and under counter. The dining to the second floor. The first floor comprises of a sizable master bedroom, offering plenty of space for the bedroom furniture and more. There is a large bay window area and the light floods in.

The lounge is identical to the master bedroom with the added benefit of access to the front facing balcony to which you can enjoy a nice hot cup of tea on and soak up the sun.

There is a large storage cupboard ideal for Henry the hoover and other household items. The bathroom is a 1650 sqft in size and makes it a larger property than very impressive space with freestanding bathtub, free standing shower unit, hand wash basin, heated towel rail and W/C.

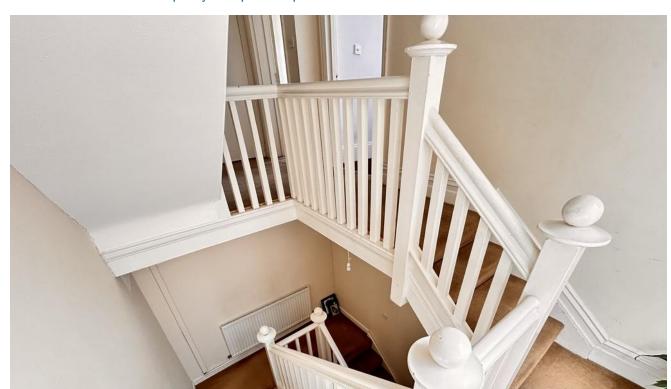
The kitchen diner is a great place to entertain guests, kitchen is equipped with oven, Gas Hob with extractor fan, fitted dishwasher, Wine Rack, sufficient worktops and breakfast bar. There is plenty of cupboard space

space means a nice big table to sit around with space of a sofa should you need it.

The second floor comprises of 4 bedrooms, all of similar size to each other. They can be used as bedrooms, office space, or for added storage. All rooms are carpeted and have windows or Velux windows for light and fresh air.

The property has on road parking and there is not a shortage of parking on street. The property is over most others like it. There is renovation potential for the property and some TLC is in order to bring it up to a buyers standard.

The garden is a wonderful place to enjoy the afternoon cook diner or just enjoy a nice evening with family. The sun with a westerly aspect, space for decking, the sun loungers and all important paddling pool and trampoline 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

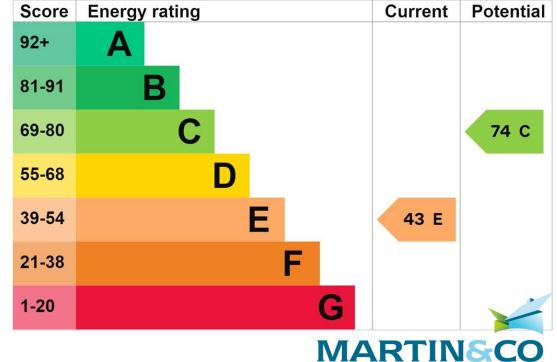
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation particulars should be independently verified by in order that there will be no delay in agreeing the sale. prospective buyers or tenants. Neither Martin and Co 2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling 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, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these 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.









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