

**FOR SALE**



**Southbourne, Bournemouth**  
**Asking Price Of £375,000**

  
**MARTIN&CO**





## 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 off 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 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 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, cook diner or just enjoy a nice evening with family. The 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

for storage both above and under counter. The dining 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 1650 sqft in size and makes it a larger property than 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 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 in order that there will be no delay in agreeing the sale.  
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 particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		









Total Area: 151.2 m<sup>2</sup> ... 1628 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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**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.

