



## 1 PELICAN COURT CARBERY AVENUE BOURNEMOUTH, BH6 3LE

£2,500

Welcome to Pelican Court- a stunning, newly built three-bedroom townhouse located in the heart of Southbourne. Perfectly positioned within walking distance to Southbourne high-street and less than half a mile from the renowned blue flag beaches. This property offers an exceptional blend of convenience and luxury living. With all three bedrooms being substantially sized doubles (2 of which provide access to the Juliet balconies), there is allocated parking in addition to a low maintenance expansive private garden.

Upon entering, you are greeted by a welcoming hallway equipped with a convenient storage cupboard and a downstairs WC. To the right is the heart of this home, the magnificent open plan living space, dining area, and kitchen. This bright and airy room is accentuated by two large bay windows, allowing plenty of natural light to flood the space. The kitchen features integrated appliances including a fridge/freezer, electric oven, microwave oven, induction hob, and



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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