

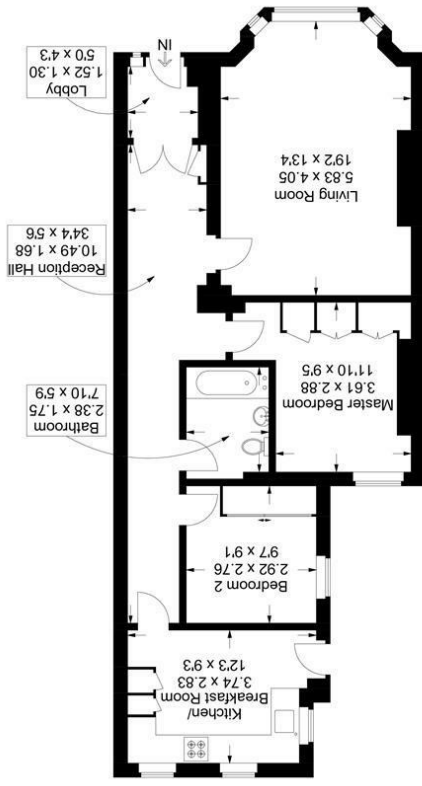
Integrity of the premises and condition / working order of services, plants and equipment

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lower Ground Floor



Undercliff Road, Bournemouth
Approximate Gross Internal Area = 79.2 sq m / 852 sq ft

FLOOR PLAN



Ocean View, 1-3 Undercliff Road
Bournemouth, BH5 1BL, Asking Price £375,000

MAIN FEATURES

- Superb Front Line Location
- Sea and Surrounding Views
- Character Apartment
- Own Entrance
- Outside Courtyard
- Gas Central Heating
- Holiday Lets Permitted
- Pets Allowed by Agreement
- Share Of Freehold
- Parking Permit Available

Area

Boscombe Spa is a popular suburb of Bournemouth situated to the south-East of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

Summary

A superb two bedroom character ground floor apartment situated in fantastic front line location with views to Boscombe Pier and the seafront. Own entrance allows the option of holiday lets and well as being perfect as a main residence or second home. The property is well presented with modern kitchen and bathroom and has the added benefit of rear courtyard, ideal for bike/board storage etc.



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Description

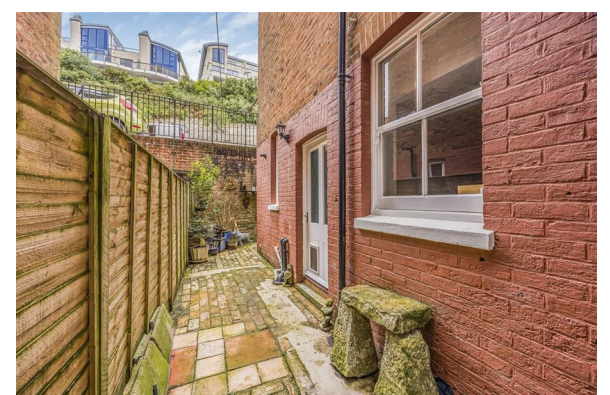
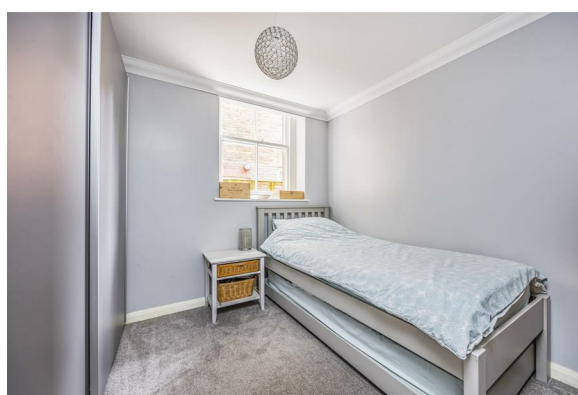
Accommodation comprises, own private entrance with front door to entrance, space for coats etc, glazed double doors through to good size inner hall, Lounge, a character room with bay window to front, built in window seat, with concealed storage under, sash windows. Bedroom One, Good size double room with built in wardrobes, window to rear. Bedroom Two, fitted wardrobes, window to side. Bathroom, panelled bath with shower over, low level w.c, Wash hand basin, fully tiled, extractor, Kitchen located at the rear of the apartment, well fitted with range of work surfaces and storage cupboards, Integrated appliances which include, dishwasher, washing machine, oven and hob fridge/freezer, space for breakfast/dining table, sash windows, part tiled, door to Rear Courtyard, fully enclosed. To the front of the property is a good size storage cupboard and an elevated sitting area. Parking Permits are available.

Tenure

Share of Freehold - Long Lease
Approx. £2,800 per annum
to include Building Insurance and Sinking Fund

Pets by Consent
Holiday Lets Are Allowed, as a separate entrance.

Council Tax B



Asking Price £375,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

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