



Estate Agents



Auctioneers

Hartley Down, Christchurch Road, Bournemouth, Dorset, BH1 3PJ

Guide Price £180,000 – Share Of Freehold

**Two-Bedroom Flat | Hallway | Modern Bathroom Suite | Fully Fitted Kitchen | Lounge / Diner | Share Of Freehold
Allocated Underground Parking | Lift Access | No Onward Chain | Visitor Parking | Ample Storage
Close To Local Shops & Beaches | Lovely Views**

A beautifully presented two double bedroom upper-floor apartment, ideally situated in a popular residential location close to local shops, transport links and the area's renowned beaches. The property benefits from a south-facing aspect, allocated underground parking, share of the freehold and the remainder of a 999-year lease, and is offered for sale with no forward chain.

Upon entering, you are welcomed by a spacious entrance hallway providing access to all principal rooms. The apartment features a well-appointed separate kitchen, offering a good range of storage units and generous worktop space. The impressive living room provides an excellent amount of space for both a comfortable seating area and dining table. Stretching across the full length of the apartment, the room is exceptionally bright and airy, benefiting from a floor-to-ceiling window at one end and an additional window at the other, allowing plenty of natural light to flood the space throughout the day. Both bedrooms are generously proportioned double rooms and are presented to the same high standard as the remainder of the property.

Completing the accommodation is a modern family bathroom, fitted with a spacious shower, WC and wash hand basin. Further benefits include secure allocated underground parking, double glazing throughout and a useful private storage cupboard located outside the apartment. The property is offered with a share of the freehold and the remainder of a 999-year lease. Christchurch Road is a highly sought-after residential location, particularly due to its close proximity to the area's beautiful Blue Flag beaches, which are within easy walking distance.

The property is also conveniently positioned for local high streets and Bournemouth Town Centre, providing an excellent choice of shops, cafés, bars and seaside restaurants. There are a number of local bus routes nearby, while Bournemouth Railway Station provides direct services to destinations including Weymouth and London Waterloo, making this an ideal location for both commuters and those looking to enjoy everything the surrounding area has to offer.

Tenure: Share of Freehold
Service Charge: £250.00 per month
EPC Rating: 59 | D
Council Tax Banding: B







Total floor area 59.7 m² (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

