



Estate Agents



Auctioneers

Tuckton Road, Southbourne, Bournemouth, Dorset, BH6 3HW

Guide Price £375,000 – Leasehold

**Spacious Two-Bedroom Ground Floor Flat | Private Entrance | Hallway | 19ft x 16ft Reception Room | Two Bedrooms
Modern Kitchen | Modern Bathroom | Integral Garage & Parking Space | Rear Garden | No Chain**

This outstanding two-bedroom ground floor flat offers a rare opportunity to secure a spacious home in a highly convenient Southbourne location. Situated just a short, level walk from the vibrant Southbourne Grove high street, future owners will have easy access to a cosmopolitan selection of independent shops, artisan cafés, bars, and restaurants. The area's award-winning sandy beaches and scenic clifftop walks are also within easy reach. Offered with the benefit of no forward chain, this property is ideal for those seeking a smooth and swift purchase.

The property is accessed via its own private side entrance, opening into a welcoming hallway that connects to all principal rooms. Positioned at the front of the flat, the impressive 19ft x 16ft reception room features a bright dual aspect that floods the space with natural light. This generous room centres around a feature fireplace and easily accommodates distinct zones for both comfortable lounge seating and a dining setup. The modern kitchen is equipped with a contemporary range of units, sleek black granite worktops, an integrated oven and hob, and a breakfast bar. It also houses the modern gas boiler and offers space for additional appliances. A door and window open directly from the kitchen into the private rear garden. This low-maintenance outdoor space enjoys a sunny westerly aspect, making it the perfect spot to enjoy the afternoon and evening sun. A side gate provides convenient external access to the front.

Both bedrooms are comfortable doubles and benefit from practical fitted wardrobes. The principal bedroom enjoys a dual-aspect layout, while the second bedroom overlooks the peaceful rear garden. They are served by a stylish, contemporary bathroom fitted with a modern walk-in shower cubicle, a vanity wash hand basin, and a WC, all complemented by modern tiling.

Further practical benefits include an integral garage with an up-and-over door and a direct courtesy door into the hallway, providing excellent storage or workshop potential. Off-road parking for one vehicle is located directly in front of the garage, and there is a neat, paved area of front garden that enhances the property's overall curb appeal. Combining spacious interiors, private outdoor space, and an unbeatable coastal location, an internal viewing of this home is highly recommended.

Tenure: Leasehold - New 999-year lease

No Ground Rent/Service Charge: As & When Required

Council Tax Banding: C

EPC Rating: 65 | D





GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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