



Estate Agents



Auctioneers

Flat 7, Pine Lodge, Boscombe Spa Road, Boscombe Spa, Bournemouth, BH5 1AS

Guide Price £325,000 – Share of Freehold

**Two Bedroom First Floor Sea View Balcony Apartment | Communal Entrance & Staircase to First Floor | Hallway
22'11ft Reception Room | Modern Kitchen | Two Double Bedrooms | Bathroom | Two Parking Spaces | Share of Freehold**

Enjoy coastal living at its finest with this beautifully presented two-bedroom first-floor apartment, boasting stunning sea views and an enviable position on the highly sought-after Boscombe Spa Road. Perfectly located just moments from the beach and Boscombe Spa, and within easy reach of Bournemouth Town Centre, this home offers the ideal blend of relaxation and convenience.

Accessed via a secure communal entrance, the apartment welcomes you with a spacious hallway leading to all rooms. The standout feature is the generous lounge/diner, a bright and inviting space with direct access to a private balcony, perfect for soaking in the sea views and enjoying the iconic pier outlook. The modern fitted kitchen is both stylish and practical, offering ample worktop and storage space, an integrated gas hob with oven, plumbing for an under-counter dishwasher, and the added benefit of a recently replaced boiler.

Both bedrooms are well-proportioned doubles, providing plenty of space for furnishings. The principal bedroom further benefits from a private en-suite shower room, complete with a shower, WC, basin, and a window for natural ventilation. The main bathroom is finished with a classic three-piece suite, including a bath with overhead shower, basin, and WC.

Externally, residents can enjoy beautifully maintained communal gardens overlooking the sea, an ideal spot to relax and unwind. The property also comes with the rare advantage of two allocated parking spaces.

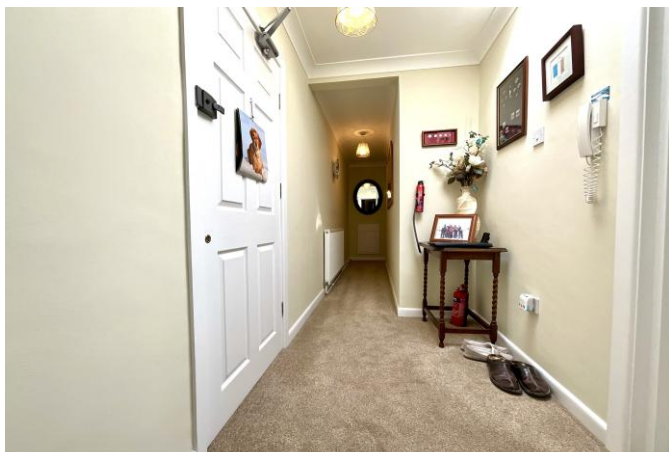
A fantastic opportunity to secure a stylish seaside home in a prime coastal location.

Tenure: Share Of Freehold

Service Charge: £3,152.00 per annum approx

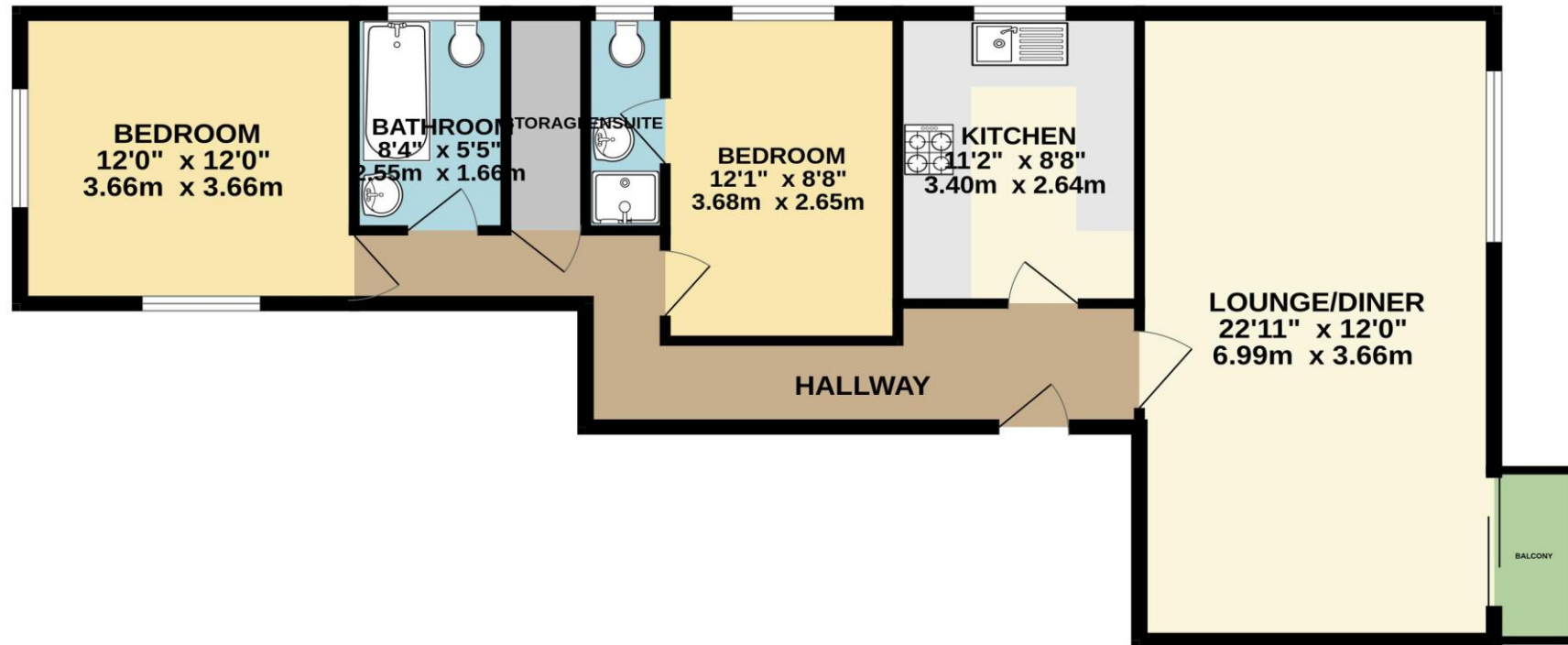
EPC Rating: to be confirmed

Council Tax Banding: D





FIRST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

