



Estate Agents



Auctioneers

Belle Vue Gardens, Belle Vue Road, Southbourne, Bournemouth, BH6 3BQ

Guide Price £260,000 – Share Of Freehold

Two Bedroom Raised Ground Floor Flat | Hallway | Modern Fitted Kitchen | Bathroom Suite | Separate W.C
Spacious Living Room | Private Balcony | Garage | Communal Gardens | Sea Views | Excellent Location | Close To Local Shops
Easy Access To The Beach

No Onward Chain A very well-presented raised ground floor two-bedroom flat with stunning sea views, situated within the popular Belle Vue Gardens development and offering easy access to Tuckton High Street and Southbourne Grove, where there is an excellent array of shops, bars, restaurants, cafés and other amenities. The property is accessed via a secure communal entrance hall, leading to a hallway with a useful storage cupboard and doors to all rooms. The modern fitted kitchen is bright and practical, featuring integrated white goods including a dishwasher, fridge freezer and washing machine, together with an oven and hob. There is ample worktop and cupboard space, making it ideal for everyday use.

The bathroom is well maintained and comprises a P-shaped bath with a glass screen, overhead shower attachment, mixer tap and a contemporary floating wash basin. In addition, there is a separate WC with a heated towel rail and wash basin. Both bedrooms are good-sized doubles with newly fitted carpets and ample space for wardrobes and chest of drawers. The principal bedroom enjoys direct access to the balcony. The spacious living room overlooks the rear of the property and also provides access to the balcony, creating an ideal space for relaxing and enjoying the outlook.

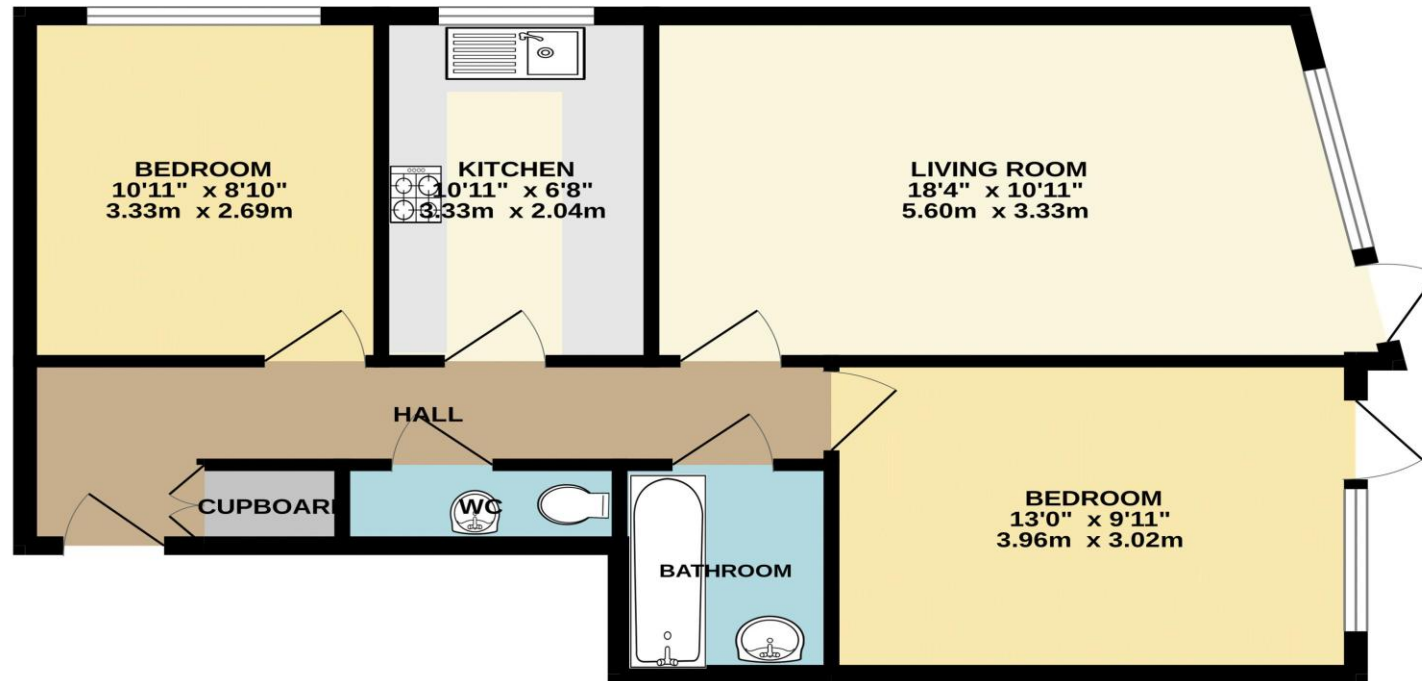
Further benefits include gas central heating and double glazing. Outside, the property boasts a generously sized south-facing balcony with stunning sea views. Enjoying plenty of sunshine throughout the day, there is ample room for a table and chairs, making it a perfect setting for outdoor dining or relaxing. The property also benefits from a garage and well-maintained communal gardens.

Tenure: Share Of Freehold - 999 years remaining
Service Charge £1,400 per annum (£350.00 paid quarterly)
Ground Rent: Nil
Council Tax Banding: B
EPC Rating: 62 | D





GROUND FLOOR



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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