



Estate Agents



Auctioneers

# **Belle Vue Mansions, Belle Vue Road, Southbourne, Bournemouth, BH6 3EJ**

## **Guide Price £240,000 – Leasehold**

**Second Floor Flat | Communal Entrance | Hallway | Two Double Bedrooms | Modern Bathroom Suite  
Spacious Kitchen Living Room | Balcony | Garage (Parking/Storage) | Sea View | No Onward Chain | Close To The Beach**

A beautifully presented second-floor, two-bedroom flat situated in the highly sought-after residential area of Belle Vue Road, Southbourne Crossroads. Ideally located, the property offers easy access to award-winning blue flag sandy beaches, a convenient parade of local shops directly opposite, and is just a short distance from Southbourne Grove, where you'll find a vibrant selection of shops, cafés, restaurants, and bars. In the opposite direction, Tuckton and the historic market town of Christchurch are also within easy reach.

The property is accessed via a secure communal entrance, with stairs leading to the flat. Inside, a welcoming hallway provides access to all rooms. The accommodation includes a modern three-piece bathroom suite including, a walk-in shower, WC, and wash basin, along with a window for ventilation. The contemporary fitted kitchen offers ample worktop and cupboard space, a breakfast bar, integrated dishwasher, integrated fridge freezer, and space under the counter for a washing machine.

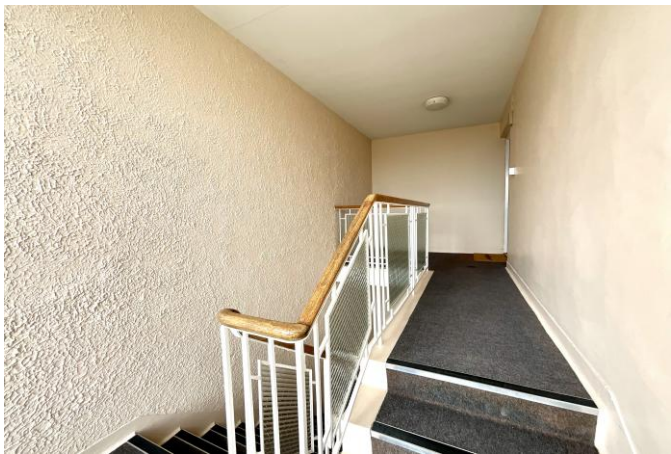
The spacious principal bedroom benefits from a built-in wardrobe/storage cupboard and enjoys a glimpse of the sea. The second bedroom is also a well-proportioned double, easily accommodating additional furniture. The bright, south-facing living room is generously sized and ideal for entertaining, with French doors opening onto a private balcony that enjoys lovely sea views.

Additional benefits include gas central heating and double glazing throughout.

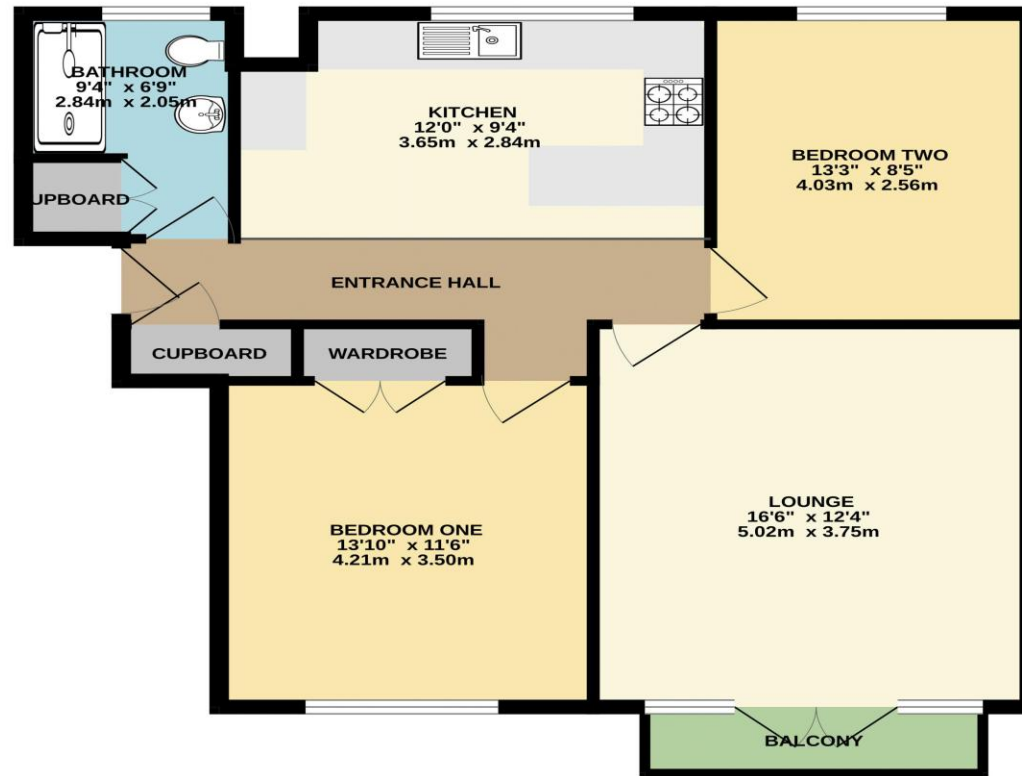
Outside, the front of the property features well-maintained communal gardens, mainly laid to lawn with mature plants and shrubs. To the rear, there is vehicle access and a garage located in a block.

Tenure: Leasehold - 123 years remaining  
Service Charge: £1,664 per annum  
Ground Rent: Peppercorn  
EPC Rating: 56 | D  
Council Tax Banding: B





SECOND FLOOR FLAT  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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