



Estate Agents



Auctioneers

39 Andbourne Court, Admiralty Road, Southbourne, Bournemouth, BH6 4BL

Guide price £190,000 – Leasehold

**Refurbished Modern One Bedroom Bungalow | Hallway | Modern Shower Room | Double Bedroom | 13' Reception Room
Modern Kitchen/Breakfast Room | Select Development for the over 60s | No Chain**

Delightful One-Bedroom Detached Bungalow – Over 60s Development – Close to Southbourne Cliff tops. We are pleased to present this beautifully refurbished one-bedroom detached bungalow, ideally located within a highly sought-after, purpose-built development for the over 60s—just a short stroll from the stunning cliff tops and sandy beaches of Southbourne.

The property has been tastefully modernised in recent years and now benefits from UPVC double glazing, energy-efficient Dimplex Quantum heating, and a sleek, modern kitchen fitted with a built-in oven and hob, integrated fridge/freezer, and dishwasher. The contemporary shower room offers comfort and style, while the spacious 13-foot bedroom includes fitted wardrobes for convenient storage. Throughout the home, Karndean flooring provides a stylish, low-maintenance finish. The development itself is exceptionally well-maintained and offers a range of amenities, including on-site warden assistance, a 24-hour emergency pull cord system, a welcoming residents' lounge, a guest suite for visiting family and friends, an on-site hairdresser, and a laundry room.

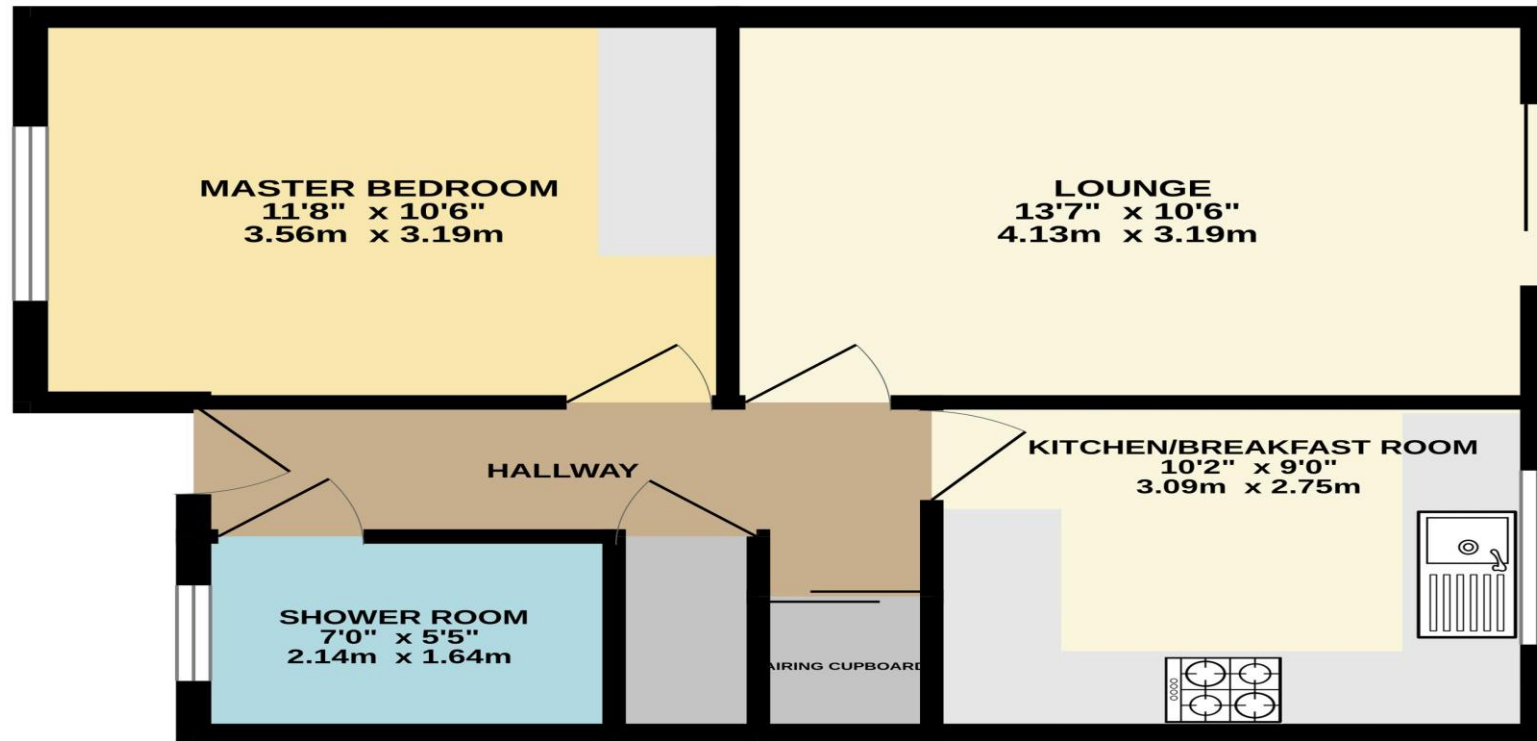
Perfectly suited to those seeking a relaxed lifestyle with the option of support when needed, this lovely bungalow also offers the ideal opportunity for independent living by the sea. Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Lease: To be confirmed
Service Charge: £220.90 per month
Ground Rent: £240 per annum
EPC Rating: 47 | E





GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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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

