



## 54 Church Road, Bournemouth, BH6 4BB Offers in excess of £225,000

ATTENTION BUYERS – IDEAL INVESTMENT OR PERFECT HOME BY THE SEA

We are delighted to present this spacious ground floor apartment, ideally positioned in the highly sought-after residential area of Southbourne, located to the east of Bournemouth town centre.

Beautifully presented throughout, the accommodation comprises a welcoming entrance hall leading to a bright and generously sized dual-aspect sitting/dining room, creating a light and airy living space. The property also benefits from a fitted kitchen with a range of base and wall units, a well-proportioned double bedroom, and a modern shower room. Residents can also enjoy access to well-maintained communal lawned grounds.

### Location

Situated just a few short streets from the stunning Southbourne coastline, this property is perfectly placed to enjoy the best of coastal living. The award-winning beaches stretch towards Bournemouth and beyond, offering beautiful scenery and a vibrant seaside atmosphere. Bournemouth town centre is conveniently close, providing an excellent selection of bars, restaurants, schools, and supermarkets, making this an attractive choice for both investors and owner-occupiers alike.



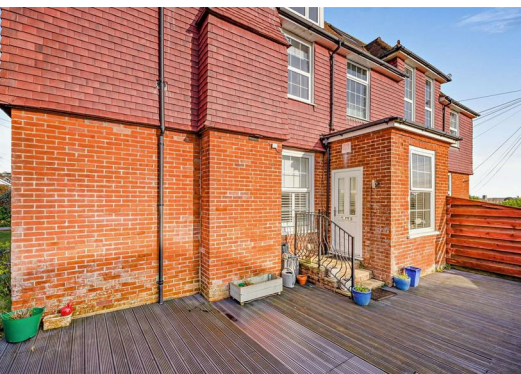
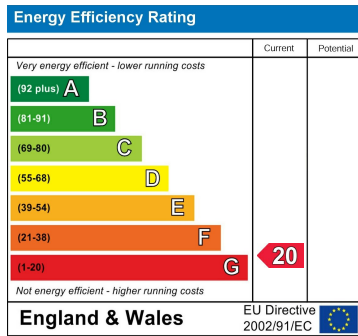
**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

996 years remaining on the lease  
 Ground rent: £0per annum (share of freehold)  
 Maintenance charge: £148per month £1776 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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