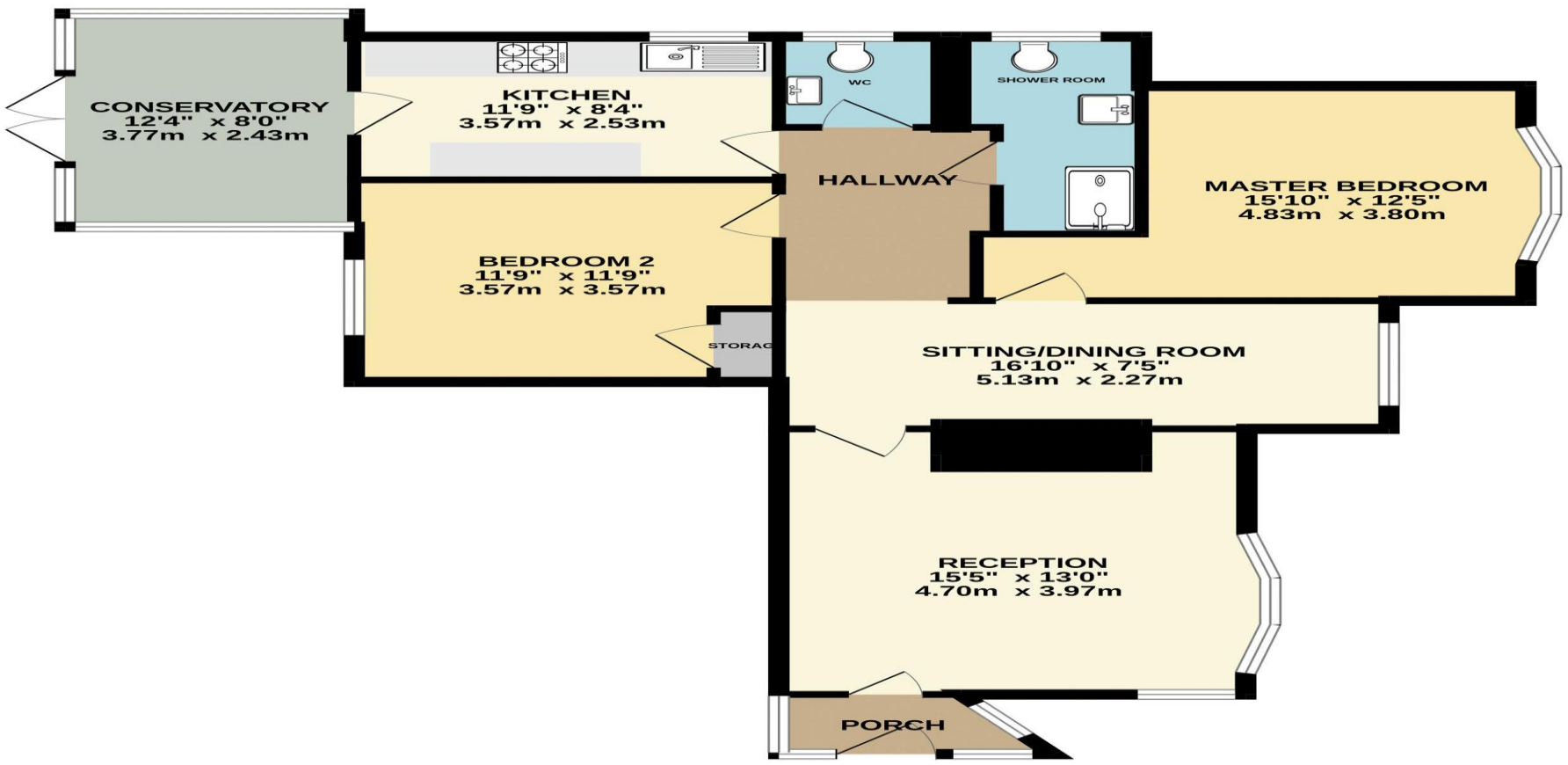


Estate Agents | RICHARD GODSELL Est.1928 | Auctioneers

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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RICHARD GODSELL Est.1928

New Park Road, Southbourne, Dorset, BH6 5AB
Guide Price £295,000 – Leasehold

Ground Floor Garden Flat | Hallway | Shower Room | Separate WC | Sitting/Dining Room | Kitchen
Master Bedroom | Bedroom Two | Kitchen | Conservatory | Private Garden

A very well-presented character ground floor garden flat, offering two double bedrooms and ideally situated in the heart of Southbourne. This charming home is located just a short distance from Southbourne Grove, where you will find an excellent selection of independent shops, cafés, restaurants, bars, and a wide range of local amenities. The property is also within easy reach of Fisherman's Walk Nature Reserve, providing a pleasant route down to the award-winning Blue Flag sandy beaches, perfect for coastal walks and outdoor leisure.

This property would make an ideal first-time purchase, as well as a superb option for those looking to downsize while remaining close to the vibrant local community.

Upon entering the property, you are welcomed by a practical porch area, ideal for coats and shoe storage, helping to keep the main living space clutter-free. Beyond this, the home opens into a bright and inviting front reception room, featuring a charming bay window that allows an abundance of natural light to flood the space, along with a feature fireplace that adds character and warmth. There is a second reception/dining room, currently utilised as an additional bedroom, offering flexibility to suit a variety of lifestyles. From here, doors lead through to the remaining accommodation, creating a natural flow throughout the property.

The main bedroom is a particularly spacious double, again benefitting from a bay window which enhances both light and character. The second bedroom is also a good-sized double and includes the added benefit of a built-in storage cupboard, providing practical space-saving solutions. The property is completed by a modern three-piece shower room, comprising a walk-in shower, WC, and wash hand basin, along with a window for natural light and ventilation.

Externally, the garden aspect adds further appeal, offering a private outdoor space to enjoy, ideal for relaxing or entertaining during the warmer months.

Combining character features, flexible living space, and a highly desirable coastal location, this property presents a fantastic opportunity for a range of buyers.

Tenure: Leasehold – 900 years remaining
Service Charge: as and when, no ground rent
EPC Rating: 66 | D
Council Tax Banding: C









